



4TH EDITION.

CONVENIENT AND ECONOMICAL

HOUSES AND COTTAGES.

Price \$1.

FRANK P. ALLEN, Arch't.

GRAND RAPIDS, MICH.

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F. H. G. Manchester

FOURTH EDITION

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Grand Rapids, Mich.

ARTISTIC DWELLINGS

Giving Views, Floor Plans and Estimates of Cost of many
House and Cottage Designs, costing from \$600 up, designed
and selected with especial reference to economy in building
and convenience of arrangement.

Published by
FRANK P. ALLEN,
ARCHITECT,
Grand Rapids, Michigan.

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and PUBLISHING CO.,
Grand Rapids, Mich.

BY WAY OF INTRODUCTION.

THE SUCCESS of previous editions of "Artistic Dwellings" has been such as to justify the production of the present book, which is larger and better than any of its predecessors, and, it is believed, contains a much larger percentage of plans suited to the needs of the majority of people.

In selecting the designs for this work the aim has been to present designs in which the essential requirements of a desirable home have been provided, which shall be a source of satisfaction to its owner, and shall be modern in appearance without being grotesque. Much time and study has been spent on each design to make each one complete in itself, and give the client the most that can be obtained for the expenditure contemplated.

NOTES ON THE DESIGNING OF DWELLINGS.

Sooner or later nearly every one builds a house, and it is either a pleasure or an annoyance to them, just as they see fit to make it. To those who go about it intelligently, with well considered plans, knowing just what they want, there is pleasure indeed in seeing their dwellings rise from the raw material and take their places among the other fixtures of the landscape. But to those who "can't tell till they see it," whether they like it or not, their house building is likely to prove expensive, if not unsatisfactory.

It may be hard at times to find out just what one needs, as there are many things to be considered; such as site, cost, size of family, as well as the likes and dislikes with which the larger portion of mankind is burdened. For the settlement of all these matters there is no such medium as a well studied plan. Quite frequently it happens that the plans that were used as a starter bear little resemblance to the ones finally adopted, but changes come cheap on paper, and one can afford, even on a limited purse, to revise and remodel without fear as to the size of the builder's bill. Of course there are people everywhere who must, or think they must, have something diametrically opposite anything ever used before, but in the majority of cases the needs of people in the same walks of life do not vary greatly, and the ends most desired to be obtained are adaptability to the site, ease of access of those apartments which are in daily use, and a good appearance.

Intelligent Designing.

IN INTELLIGENT designing of dwellings the floor plans are of vastly more importance than any other part, and an arrangement of rooms is successful in proportion to the degree in which convenience and comfort are exemplified. Beauty of exterior is of course important, and every legitimate means should be employed to obtain it, but it should not be obtained at the expense of interior arrangements. It is poor consolation to the tired housewife to know that people admire her house from the outside, when the very features that compel their admiration make necessary many extra steps in the performance of her daily duties.

It does not follow, however, that a tasteful appearance is necessarily expensive. It is much better to depend upon artistic lines for beauty than to overload your dwelling with decorations. Scroll work and "ginger-bread" will never give a good appearance to an ill-shaped house, while it is possible to give an air of richness and completeness to an otherwise plain dwelling by the use of an harmonious outline.

First study your floor plans; select these in reference to the site and ease of communication of those apartments most in use. Do not try to get more than you can pay for; it is better to have a complete small house than an incomplete large one. Let your house show just what it is; if it is a cottage, do not try to make it appear to be a mansion. You don't fool anybody, and everyone can see that you are straining things. If the result of your labors is an arrangement that is convenient and comfortable to work and live in, and at the same time susceptible of effective exterior treatment, you have pretty near an ideal house.

It may be hard to bring about this result in some cases, but patient study will bring it about when it can be done, and in all cases will go a long way toward it.

In this connection we offer our services and solicit correspondence with those about to build. We do not promise impossibilities, nor to impart to you any secrets whereby you can get something for nothing; but we do promise good treatment and civil answers to any questions put to us. We have had years of experience with the building trades and in the designing of dwellings, and the information gained therefrom is yours at prices far below what is usually charged for architectural work. We have a fully equipped office and employ skilled draughtsmen, and can satisfy anyone whose wishes are within reason. We will change any plans in the book and send you sketches of the floor plan without charge; or we will draw new ones from your own sketches, and in every way possible will endeavor to assist you in making up your minds, and to settle the many questions arising in connection with your new dwelling.

The Way to Build.

WHEN ABOUT to build you have to have plans of some kind anyhow, and incorrect ones cost you vastly more than correct ones. The first thing to do is to get correct plans; keep on at your preliminary studies until you are enabled to settle on every point. Then have your plans made up. They will, if your architect performs his duty, show your building just as you want it when done. When this is done you can obtain figures from your builders. Competition is the best way to get good figures, and is only possible when complete plans, details and specifications are furnished.

WHAT WE CAN DO.

We can furnish you with correct plans; plans that will form a definite, tangible reality upon which to base a contract. They will show your building so plainly as to leave no doubt as to the looks or effect of particular features. There will be no uncertainty, no guessing that "it will be all right when done" about any part of the work, but certainty and knowledge on all points. They will prevent the use of improper materials; they will prevent delays, misunderstandings and loss in the shape of large bills for extras. They give you a sense of security that you will get what you have bargained for, that is worth many times their cost. If you intend to build your house yourself, the plans will save more than enough in waste of material to pay their cost.

On the other hand, the plans do not work an injury to an honest builder. It is only those who wish to have an opportunity to turn out defective work and to use improper materials that object to them. We are continually receiving orders from builders who pay for plans themselves, the time saved by having the details fully drawn out more than repaying the cost of the plans.

REGARDING CHANGES.

The plans herein published are nearly all susceptible of many changes to suit individual needs, and when an order is placed for plans no pains will be spared to meet the client's wishes in every respect. Sketches, blue prints, etc., will be sent back and forth as many times as is necessary to get what a person wants. It is not the intention to confine patrons to these plans in every respect, and charge extra for any change, however slight. Customers are allowed to reverse plans, make a room larger or smaller, and, when shingles are used for outside covering and not desired, the change to siding will be made without extra charge. It is only when radical changes are made, greatly increasing the labor on the plans, making necessary new details, etc., that charges for changes will be made.

Description of Plans.

The plans are drawn to correct scale, and are as follows :

FOUNDATION, CELLAR AND TIMBER PLAN.

Drawn on tracing cloth, usually to $\frac{1}{4}$ -inch scale, and shows shape and size in feet and inches of all walls, piers, footings and posts in cellar, of what material they are made, location of doors, windows and other openings ; shows hatchway, cellar partitions, water closets, laundries, chimneys and ash pits ; shows the size and character of sills, joists and all timbering of first floor ; shows depth of cellar, thickness of concrete and all other features below top of wall peculiar to the particular design.

FLOOR PLANS.

These plans show the size and shape of all rooms, closets, halls, the location and size of all windows, doors, openings, etc., gas and plumbing fixtures. Warm air registers are also shown. Drawn on tracing cloth to $\frac{1}{4}$ -inch scale.

ELEVATIONS.

These elevations are complete working drawings of the exterior finish of the building, showing everything as it should be when done. Elevations of three sides of a building are given, and, on a house costing more than \$3,000, a rear elevation. Drawn on tracing cloth to $\frac{1}{4}$ -inch scale.

ROOF AND FRAMING PLAN.

This plan shows the height of stories between joists, height of plates, etc., pitch of roofs, location of hips and valleys. Drawn on paper to $\frac{1}{4}$ -inch scale.

DETAILS.

A full set of exterior and interior detail drawings accompany each full set of plans, showing the construction of all exterior and interior finish. These drawings are either full size or large scale.

SPECIFICATIONS.

These specifications minutely describe the character and quality of all materials and labor required to the construction of the building. These specifications are very explicit, and protect the owner at all points.

CONTRACTS.

Two blank contracts of most approved form accompany each set of plans.

TIME REQUIRED.

No plans are kept in stock except the originals, and from two days to a week are required from the time of receiving final order. When time presses, however, the foundation plan can be immediately sent, so that work can be commenced.

Prices for Plans.

The prices given below are for complete plans, details and specifications, as described on page 6.

No. 1.....	\$19 00	No. 24.....	\$18 00	No. 52.....	\$30 00	No. 72.....	\$35 00
" 2.....	18 00	" 25.....	19 00	" 54.....	39 00	" 73.....	20 00
" 3.....	27 00	" 27.....	50 00	" 56.....	20 00	" 74.....	32 00
" 4.....	32 00	" 28.....	27 00	" 57.....	32 00	" 75.....	20 00
" 5.....	39 00	" 29.....	50 00	" 58.....	30 00	" 76.....	15 00
" 8.....	55 00	" 30.....	29 00	" 59.....	35 00	" 77 (Summer Cottage).....	19 00
" 9.....	18 00	" 35.....	55 00	" 60.....	15 00	" 78 " ".....	17 00
" 10.....	19 00	" 36.....	19 00	" 61.....	18 00	" 79 " ".....	15 00
" 12.....	28 00	" 37.....	18 00	" 62.....	32 00	" 80 " ".....	15 00
" 13.....	40 00	" 38.....	100 00	" 63.....	35 00	" 81 (Double House).....	35 00
" 14.....	44 00	" 40.....	45 00	" 64.....	75 00	" 82 " ".....	45 00
" 15.....	29 00	" 41.....	15 00	" 65.....	32 00	STABLE DESIGNS.	
" 17.....	19 00	" 44.....	45 00	" 66.....	45 00	No. 1.....	\$10 00
" 18.....	15 00	" 45.....	14 00	" 67.....	17 00	" 2.....	15 00
" 19.....	18 00	" 46.....	14 00	" 68.....	17 00	" 3.....	15 00
" 21.....	40 00	" 47.....	29 00	" 69.....	45 00	" 4.....	25 00
" 22.....	32 00	" 48.....	15 00	" 70.....	30 00	" 5.....	19 00
" 23.....	35 00	" 49.....	19 00	" 71.....	60 00		

DUPLICATE COPIES OF PLANS.

It frequently happens that it is desirable to have two or more copies of the floor plans and elevations, especially when part of the material is being got out at a distance. If the order for these is given at the time of ordering plans, they will be made at a trifling charge (from \$1 to \$3 per copy, according to size of plan). These copies are reproductions of the originals by blue process, and cannot be made except when the original plans are at hand to work from.

HOW TO ORDER.

When ordering from this book please insert the words "fourth edition," as many numbers have been changed from previous editions. Customers are respectfully requested to use the blanks given with each book.

One-third of printed price of plans must be sent with the order. If no changes are required, the plans will be immediately made up and shipped, and, if changes are needed, pencil sketches will be sent on for approval. No charge is made for pencil sketches when above conditions are complied with. If full pay is sent with the order, the plans will be shipped prepaid, otherwise they will be sent by express, C. O. D., with privilege of examination at the express office, the consignee to pay return charges. Make all remittances by draft, express or money order, payable to the order of Frank P. Allen.

NOTICE TO PATRONS.

When ordering plans, I would respectfully request patrons to inform me concerning any peculiarity they wish included; as to the gas and water supply, sewerage, kind of wood they wish for finish; as to size of cellar, material for foundation, and whether or not it is desired to have heating and plumbing included in contract. In the absence of the above information, the original plans will be taken as authority, and the building drawn and specified as contemplated in the printed design.

About the Estimates.

IT IS manifestly impossible to make estimates that will hold good in all parts of the country, when the prices of building material and labor vary so greatly. It costs more to build in the large cities than it does in the small towns and country districts. It also costs more to build in the prairie states than in those having a lumber supply. In the southern states building can be done more cheaply than in any other part of the country.

The following table of prices has been used as a basis for estimating, the prices here given being those ruling in the city where this book is published. The lowest price given in the description of each design is based on these prices, to which has been added from 5 to 10 per cent. Many of the designs have been built at prices less than here given.

The second or highest price will allow material and labor to be purchased at an advance of 25 per cent on these prices, which will be sufficient in almost any locality where material and labor are high.

PRICES USED IN ESTIMATING.

Excavating, per yard	\$ 0 20	Siding, per M.....	\$16 00
Stone wall, complete, per perch (16½ cubic feet).....	2 25	Finishing lumber.....	\$30 00 to 35 00
Brick laid in wall, per M.....	12 00	Shingles, per M.....	3 00
Lathing and plastering, per yard	18	Painting, per yard, each coat	06
Frame lumber, per M, No. 1 hemlock.....	12 00	Carpenters' wages, per day	\$2 25 to 2 50
Flooring, per M.....	16 00	Masons' wages, per day.....	3 50
Sheathing and roofing.....	10 00	Laborers' wages, per day.....	1 50

What the Estimates Include.

THESE ESTIMATES provide for the necessary masonry and carpentry, tinning, painting, etc., necessary for the proper construction of the building. A cistern is included, as is also the cementing or paving of cellar. A furnace or mantel is, however, never estimated on, as the prices on these articles vary so much that, unless some specific selection is made, a price cannot be given.

Plumbing is usually omitted from the estimates for the reason that its cost depends to a certain extent as to whether sewers are provided, or cesspools have to be built and used.

SUPERINTENDENCE.

With the aid of the drawings and specifications, the work usually goes on so smoothly that superintendence is very seldom needed. If, however, visits are desired, they will be made at a reasonable charge.

FOR THE INFORMATION OF THOSE MAKING CHANGES.

On the supposition that there is a water main and sewer in the street in front or at the side of house, ordinary plumbing, including water into house, iron sink properly trapped and connected with sewer, and gas pipes laid throughout the house, without fixtures, will cost from \$60 to \$80.

Hot water from \$40 to \$50 extra.

Bath and toilet room about \$60 extra.

Gas fixtures will vary from \$25 to \$200.

A furnace will cost from \$125 to \$250.

Steam or hot water from \$275 to \$600.

Mantels and grates of almost any design, with the tile face and hearth, can be had for from \$35 up.

The average grate and mantel, with a plate glass mirror and brackets, can be had for from \$50 to \$70 in any of the ordinary woods.

Bay windows from \$40 to \$60 extra.

Small porches from \$25 to \$50.

Cess pools will cost from \$10 to \$20.

Drive wells cost from \$10 to \$20, or \$1 per foot complete.

Masoned wells can be built for about \$1.50 per foot.

These prices are for the ordinary.

Design No. 1.

Frame TWO-STORY Cottage. Width, 22 feet : length 38 feet 6 inches, not including porch. Height of stories—first, 9 feet : second, 8 feet. Stone foundation : Cellar under Kitchen part only, with earth shelves; side walls sided, roof shingled.

This is a very popular design for a low cost house and has been adopted many times. It is contemplated to heat by stove in sitting room, the pipe passing through bed room partition and up through second floor to chimney, thus making one stove heat the whole house except kitchen.

ACCOMMODATIONS.

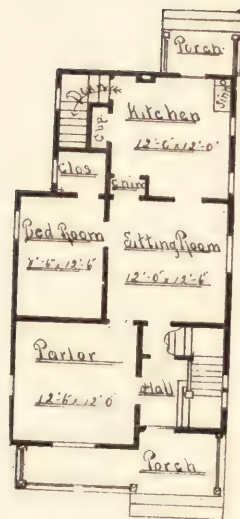
First story has Hall, Parlor, 12 feet 6 inches x 12 feet; Sitting Room, 12 feet x 12 feet 6 inches; Bed Room, 8 feet 6 inches x 12 feet 6 inches; Kitchen, 12 feet x 12 feet, with Cupboard, China Closet, etc.

Second story has two Chambers and two large Closets, one of which is lighted and can be used for a child's Bed Room.

All interior finish pine.

Estimate of cost, \$1,000 to \$1,250.

For price of plans see page 7.



First Floor Plan

Frank P. Allen
Architect
Grand Rapids Mich.



Second Floor Plan



DESIGN No. 1.

Design No. 2.

Frame Story and a half Cottage. Width, 27 feet; length, 40 feet 6 inches. Height of stories—first, 9 feet; second, 8 feet. Cellar under central part of house with earth shelves. Stone foundation, side walls sided, gables and roof shingled.

This is a very good plan for a house of low cost, the rooms being of fair size and conveniently arranged. The exterior is plain, yet tasty.

ACCOMMODATIONS.

First story has Parlor, 13 feet x 14 feet; Sewing Room, 12 feet x 15 feet 6 inches; Bed Room, 10 feet x 10 feet 6 inches; Kitchen, 10 feet x 11 feet. Also Vestibule, Hall, Pantry and Clothes Closet.

Second story has three Chambers and three Closets.

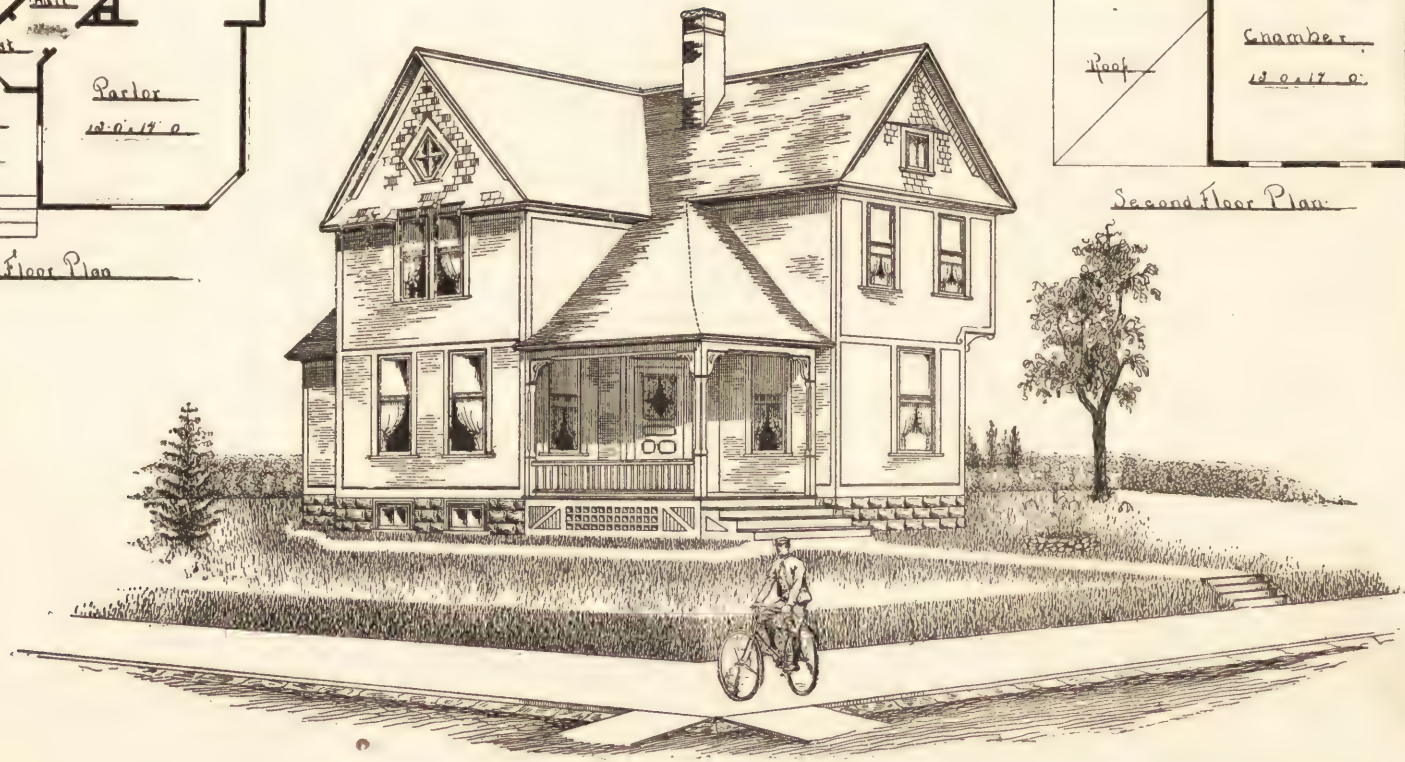
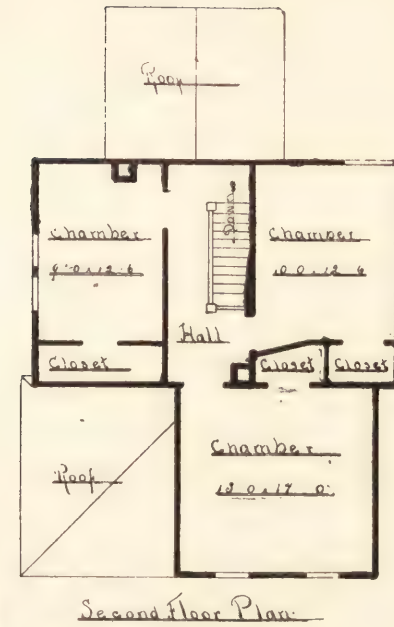
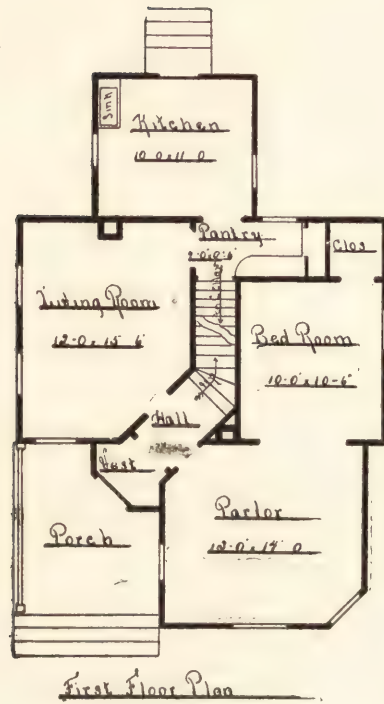
All interior finish Pine.

Estimate of cost is from \$950 to \$1,200.

For price of plans see page 7.

When ordering this design please insert the words "Fourth Edition," as a different house was shown in first edition.

Frank P. Allen
Arch.
Grand Rapids Mich.



DESIGN NO. 2.

Design No. 3.

FFRAME TWO-STORY Cottage. Width, 25 feet; length, 44 feet, not including porches. Height of stories—first, 9 feet; second 8 feet. Stone foundation, Cellar under whole house with earth shelves, outside walls sided, roof shingled.

A picturesque cottage and very cheap, considering the amount of room obtained.

ACCOMMODATIONS.

First story has Parlor, 13 feet x 14 feet; Sitting Room, 14 feet 6 inches x 16 feet; Bed room, 10 feet x 12 feet; Dining Room, 10 feet 6 inches x 12 feet; Kitchen, 9 feet 6 inches x 9 feet. Also pantry, China Closet and large Closet. This house contains a very pretty staircase Hall.

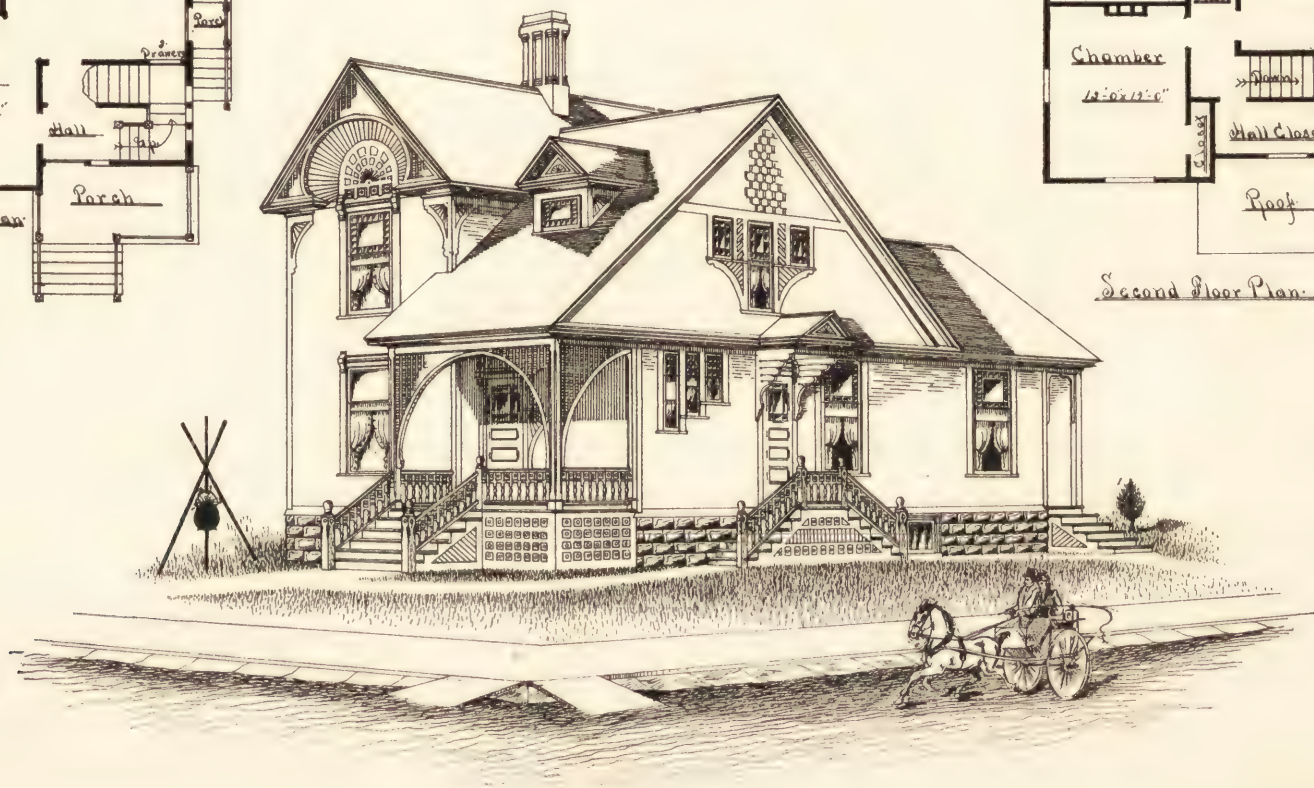
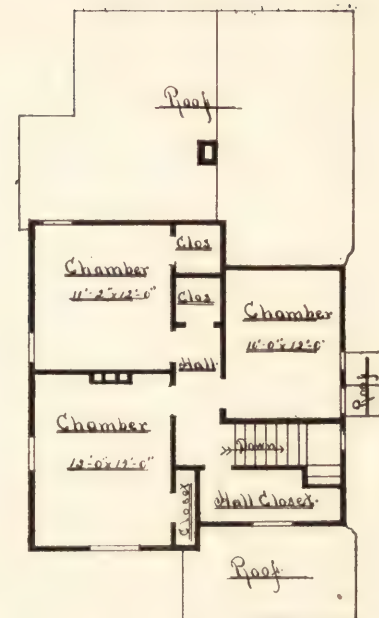
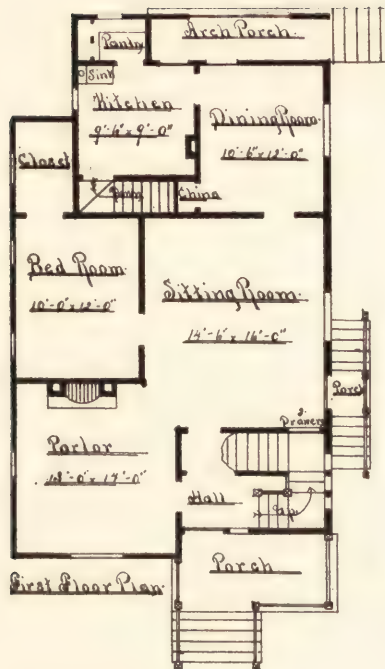
Second story contains three Chambers and four Closets.

While a furnace is not contemplated in this house, one can be used, and the closet off the first story Bed Room is large enough to contain wash bowl and water closet if desired. All pine finish.

Estimate of cost, not including mantel or grate, \$1,400 to \$1,700.

For price of plans see page 7.

Frank P. Allen Architect.
Grand, Rapids
Mich.



DESIGN No. 3.

Design No. 4.

FFRAME TWO-STORY Dwelling. Width, 26 feet; length, 47 feet 6 inches. Height of stories—first, 9 feet; second, 8 feet. Cellar under Kitchen and Dining Room, with earth shelves: stone foundation, first story sided, second story shingled, roof shingled.

This is a beautiful house and a very sensible plan. It can be slightly cheapened by using siding on the second story instead of shingles. It has been adopted in whole or in part a great many times and has always given the best of satisfaction.

ACCOMMODATIONS.

First story has Hall with staircase; Parlor, 13 feet x 13 feet; Sitting Room, 13 feet x 13 feet; Bed Room, 11 feet 6 inches x 10 feet; Dining Room, 10 feet 6 inches x 12 feet 8 inches; Bath Room, 5 feet x 10 feet; Kitchen, 10 feet x 10 feet 6 inches. Also Pantry, China Closet and Closets.

Second story contains three Chambers and three Closets, and a large unfinished Attic.

Interior finish, Pine; Stairs, Oak.

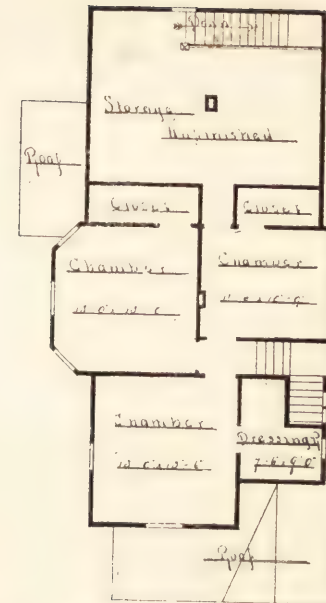
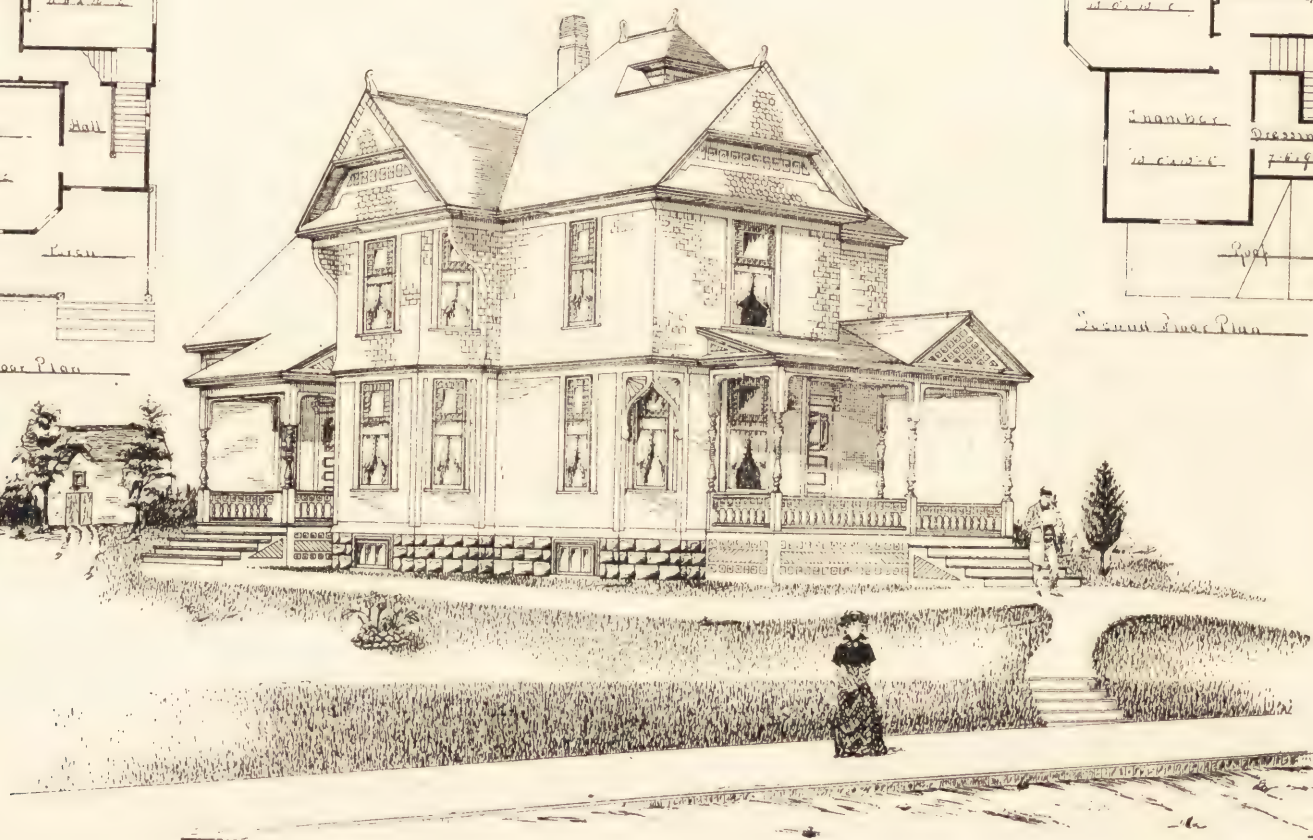
Estimate of cost, without plumbing, is from \$1,900 to \$2,300.

For price of plans, see page 7.



First floor Plan

FRANK P ALLEN
ARCHITECT.
GRAND RAPIDS MICH



Second floor Plan

DESIGN No. 4.

Design No. 5.

FFRAME TWO-STORY Dwelling. Width, 30 feet; length, including Summer Kitchen, 64 feet. Height of stories—first, 10 feet; second, 9 feet. Stone foundation to Cellar bottom; Cellar under whole house; outside walls sided, roof shingled.

This is very much the same plan as No. 4, except that it is larger, has more porches, has better interior finish, and is otherwise improved. The exterior is not elaborate, and, on account of the good size of rooms and amount of porch room, is especially suitable for a farm or suburban dwelling.

ACCOMMODATIONS.

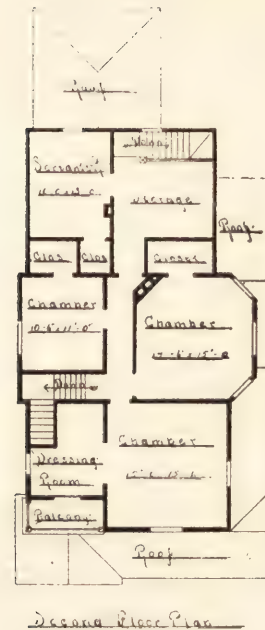
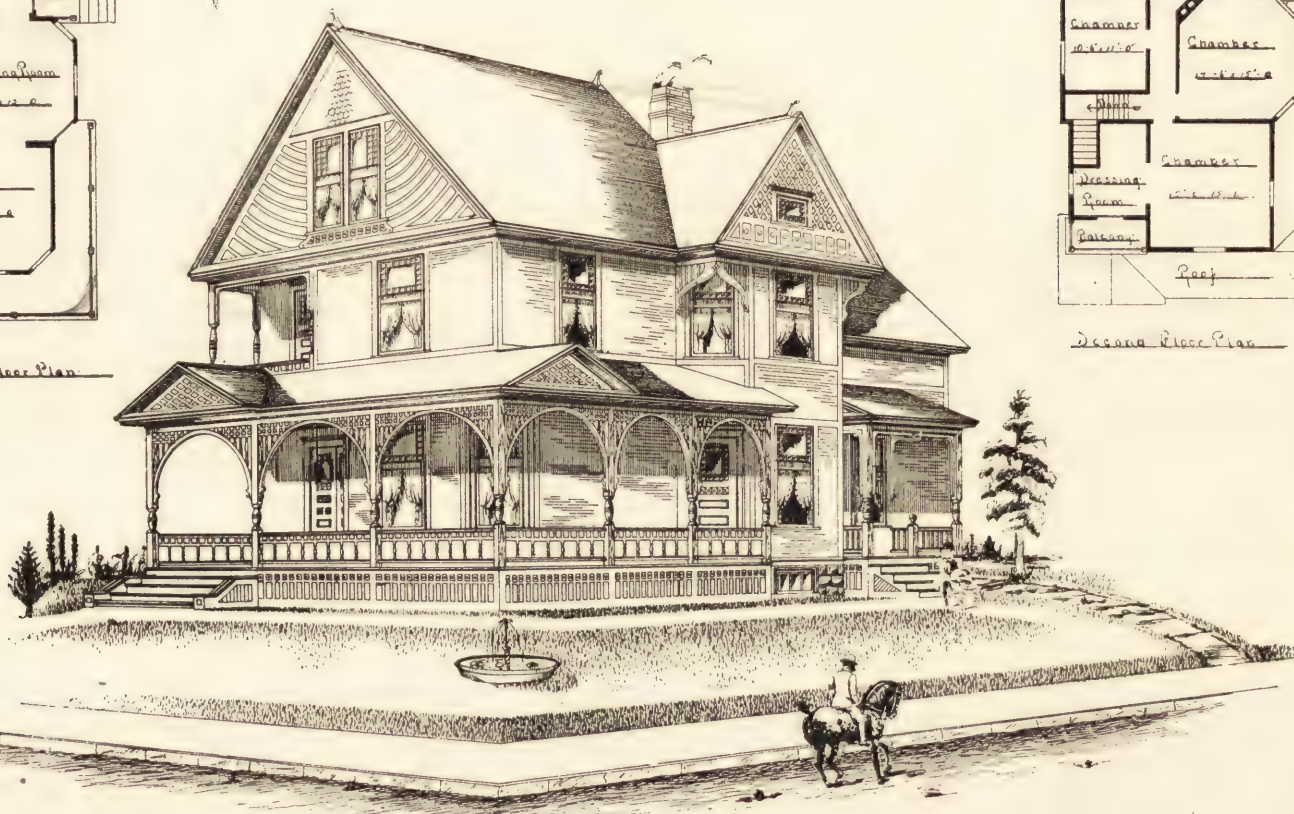
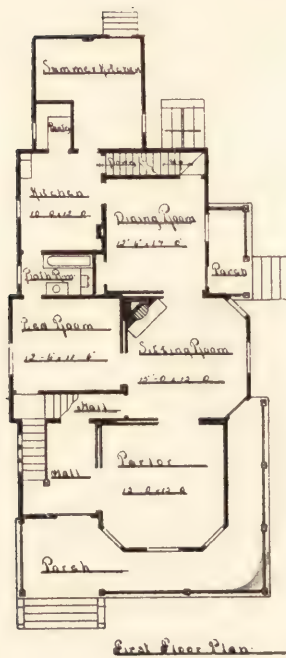
First story has Hall with staircase; Parlor, 15 feet x 15 feet; Sitting Room, 15 feet x 15 feet; Bed Room, 12 feet 6 inches x 11 feet 6 inches; Dining Room, 12 feet 6 inches x 14 feet; Kitchen, 10 feet x 12 feet. Also Pantry, China Closet. Bath Room and Closet.

Second story contains four chambers, with Closets and Storage Room.

The Hall and four rooms in first story finished in Hard Wood; balance of house Pine finish.

Estimate of cost, without heating, or plumbing, \$2,600 to \$3,000.

For price of plans, see page 7.



DESIGN No. 5.

Design No. 8.

FFRAME TWO-STORY and Attic Dwelling. Width, 32 feet; length, 50 feet 6 inches, not including porches. Height of stories—first, 10 feet; second, 9 feet. Stone foundation to Cellar bottom; Cellar under whole house; side walls sided, gables paneled and shingled, roof shingled.

This plan is considered by many to be the best one of its cost in the book. It certainly meets with great favor and has been built in many sections of the country, and never fails to give perfect satisfaction. It is a beautiful house, from whatever point viewed, while the interior arrangement is hard to be improved on.

ACCOMMODATIONS.

First story has Staircase and back Hall, front and back stairs; Parlor, 12 feet x 14 feet; Sitting Room, 12 feet x 14 feet 6 inches; Dining Room, 12 feet x 17 feet; Bed Room, 12 feet 6 inches x 14 feet, with Closet; Kitchen, 13 feet 6 inches x 12 feet. Also vestibule, Pantry, Bath Room and Closet under front hall stairs.

Second story has five chambers with closets, also Toilet Room and Linen Closet.

Hall and four rooms first story finished in Hard Wood, balance of house Pine trim.

Estimate of cost, without heating, \$3,700 to \$4,200.

For price of plans see page 7.



FRANK P. ALLEN
Architect.
Grand Rapids Mich.



DESIGN No. 8.

Designs Nos. 9 and 10.

Frame TWO-STORY Cottage. Width, 22 feet 6 inches; length, 43 feet. Height of stories—first, 9 feet; second, 8 feet. Stone foundation; Cellar under rear part of house with earth shelves; side walls sided, gables and roof shingled.

ACCOMMODATIONS.

First story has combination Stairs, Vestibule, Pantry and Coal Room: Parlor, 13 feet x 13 feet: Living Room, 13 feet x 13 feet; Hall, 6 feet 6 inches x 13 feet; Kitchen, 12 feet x 11 feet.

Second story has three Chambers and two Closets.

This is a very compact cottage, convenient to use and economical to build.

Estimate of cost is from \$900 to \$1,150.

For price of plans see page 7.

Frame TWO-STORY Cottage. Width, 26 feet 6 inches; length, 44 feet, 6 inches. Height of stories—first, 9 feet; second, 8 feet. Stone foundation; Cellar under rear part of house, with earth shelves; first story sided, second story shingled, roof shingled.

ACCOMMODATIONS.

First story has combination Stairs, Vestibule and Pantry; Parlor, 12 feet x 15 feet: Sitting Room, 12 feet 6 inches x 14 feet 6 inches; Dining Room, 12 feet 6 inches x 14 feet 6 inches; Kitchen, 10 feet x 12 feet.

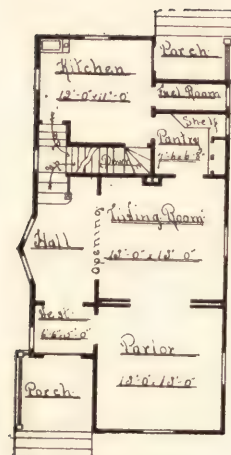
Second story has three Chambers and three closets.

This arrangement pleases many, and, with a few changes to suit individual needs, can be made to please almost anyone desiring a low-cost cottage.

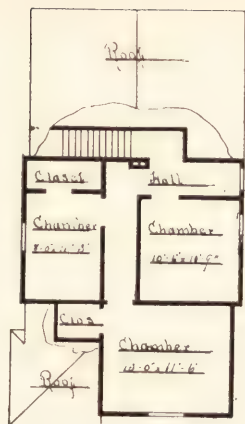
Estimate of cost is from \$1,100 to \$1,350.

For price of plans see page 7.

When ordering either of the above designs please insert the words "Fourth Edition," as different houses were shown under these numbers in first edition.

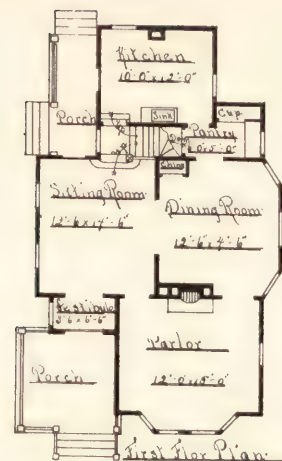


First floor Plan

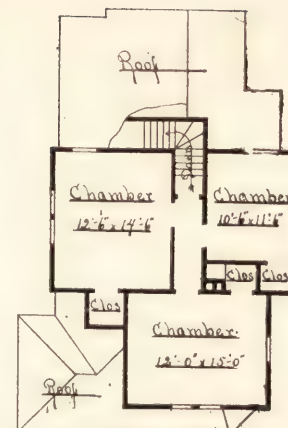


Second floor Plan

FRANK P. ALLEN
ARCHITECT.
Grand Rapids Mich



First floor Plan



Second floor Plan



DESIGN No. 9.



DESIGN No. 10.

Design No. 12.

FFRAME TWO-STORY Cottage. Width, 24 feet; length, 40 feet, not including porch. Height of stories—first, 9 feet; second, 8 feet. Stone foundation; Cellar up to and including fire-place chimney, with earth shelves; first story sided, second story shingled, roof shingled.

This cottage has been built a number of times, and gives good satisfaction. In some cases a small Bath Room has been taken off between the Bed Room and Kitchen, which is a very good feature in cases where there is a water supply.

ACCOMMODATIONS.

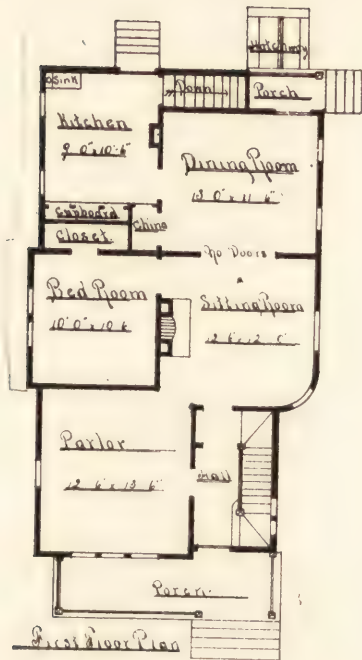
First story has pretty Hall and Staircase, Bath Room, China Closet and Closet; Parlor, 12 feet 6 inches x 13 feet 6 inches; Sitting Room, 12 feet 6 inches x 12 feet; Dining Room, 13 feet x 11 feet 6 inches; Bed Room, 10 feet x 10 feet 6 inches; Kitchen, with Cupboard, 9 feet x 9 feet.

Second story has three Chambers with Closets.

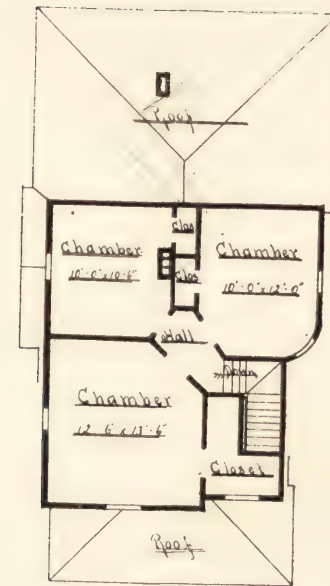
Interior finish all Pine, except stairs, which are Oak.

Estimate of cost, without plumbing or heating, \$1,300 to \$1,700.

For price of plans, see page 7.



FRANK P ALLEN
 Architect.
 Grand Rapids Mich.



DESIGN No. 12.

Design No. 13.

Frame TWO-STORY Dwelling. Width, 33 feet; length, not including porch, 49 feet. Height of stories—first, 10 feet; second, 9 feet. Stone foundation to Cellar bottom; Cellar under whole house; first story sided, second story shingled, roof shingled.

This arrangement is somewhat different from any yet shown, and we especially commend the plan to careful study. The exterior is not elaborate, but has a rich and solid effect.

ACCOMMODATIONS.

First story has large Hall with Vestibule and Lavatory; Parlor, 12 feet by 13 feet; Sitting Room, 17 feet 6 inches x 13 feet; Dining Room, 13 feet x 14 feet; Bed Room, 14 feet x 12 feet; Kitchen, 10 feet 6 inches x 12 feet. Also Bath Room, Pantry and China Closet. Front and back stairs are provided in this design, and attention is particularly called to the manner in which the Parlor, Sitting Room and Dining Room open together.

Second story has three good Chambers with Closets, and two attic rooms that can be used for storage.

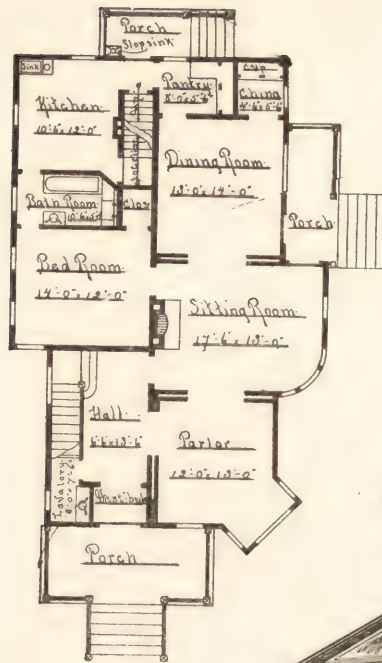
The Hall and four rooms in first story have Hard Wood trim, balance Pine finish.

Estimate of cost, without heating or plumbing, \$2,600 to \$3,000.

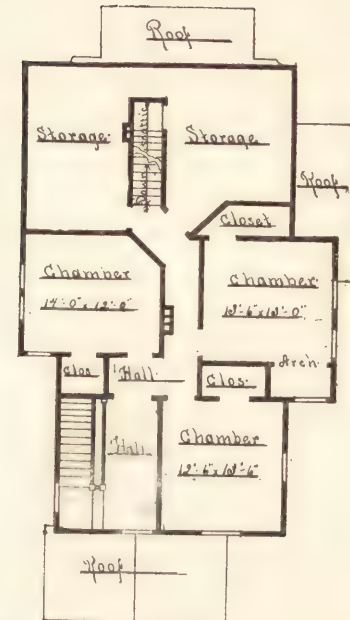
For price of plans see page 7.

When ordering this design please insert the words "Fourth Edition," as a different house was shown under this number in first edition.

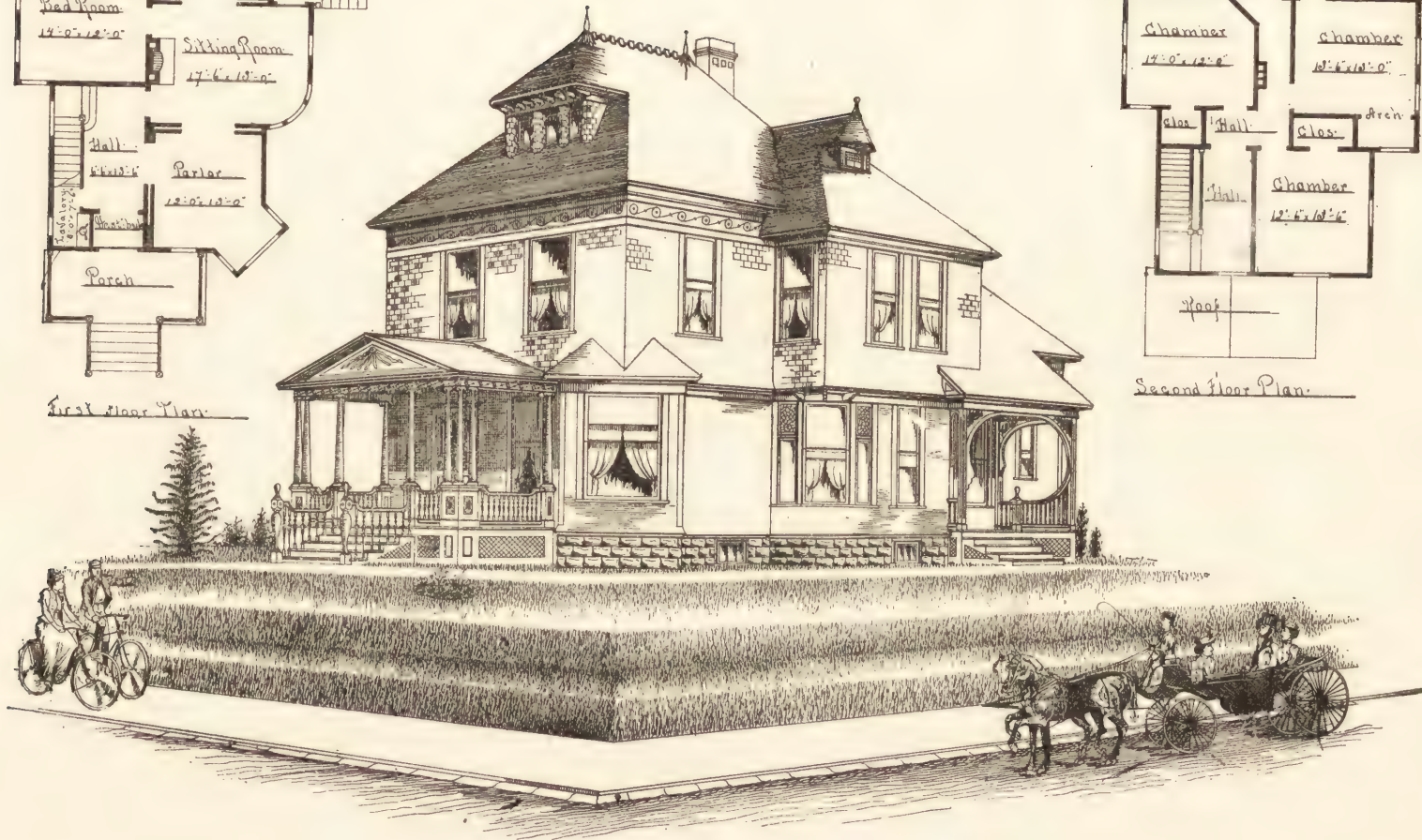
FRANK D. ALLEN ARCHT.
GRAND RAPIDS
MICH.



First floor Plan.



Second floor Plan.



DESIGN NO. 13.

Design No. 14.

FFRAME TWO-STORY and Attic Dwelling. Width, 33 feet 6 inches; length, 42 feet, not including porch. Height of stories—first, 10 feet; second, 9 feet. Stone foundation to cellar bottom, Cellar under whole house; first story sided, second story shingled, roof shingled.

This is a new design, very compact, and, taking into consideration the amount of room, is not expensive.

ACCOMMODATIONS.

First story has fine Hall with Coat Closet, front and back Stairs, China Closet, Cupboard and Closet; Parlor, 13 feet x 12 feet 8 inches; Sitting Room, 15 feet x 13 feet; Dining Room, 13 feet x 15 feet; Bed Room, 11 feet x 13 feet; Kitchen, 13 feet x 10 feet 6 inches.

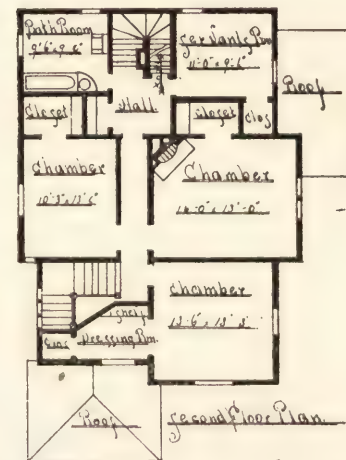
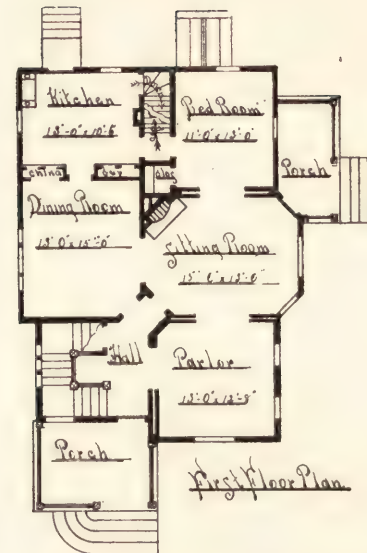
Second story has four Chambers with Closets, Dressing Room, Bath Room and Linen Closet.

Hall and three rooms first story have Hard Wood trim, balance of house Pine finish.

Estimate of cost, without heating, but including plumbing, \$2,600 to \$3,200.

For price of plans, see page 7.

FRANK P. ALLEN
Architect.
GRAND RAPIDS MICH.



DESIGN No. 14.

Design No. 15.

Frame TWO-STORY Cottage. Width, 30 feet 6 inches; length, 39 feet, not including front porch. Height of stories--first, 9 feet 6 inches; second, 8 feet 4 inches. Stone foundation; Cellar under whole house, with earth shelves; side walls sided, gables and roof shingled.

This design shows a combination stairway, the front stairs being made to do duty for back stairs also. This plan is different from anything previously shown, and is very convenient, compact and sensible.

ACCOMMODATIONS.

First story has a large Hall, which is intended to be used as a family Sitting Room, being well lighted and has a grate; Parlor, 12 feet 6 inches x 14 feet; Dining Room, 11 feet x 15 feet; Kitchen, 12 feet x 12 feet. Also Pantry, Bath Room and Closet.

Second story has four Chambers and three Closets.

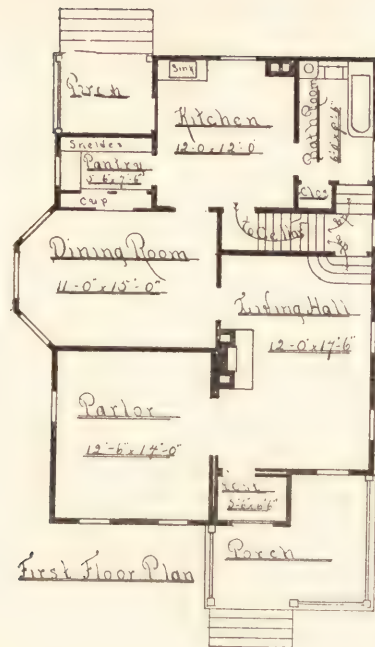
All Interior finish Pine.

Estimate of cost is from \$1,400 to \$1,700; not including mantel, plumbing or heating.

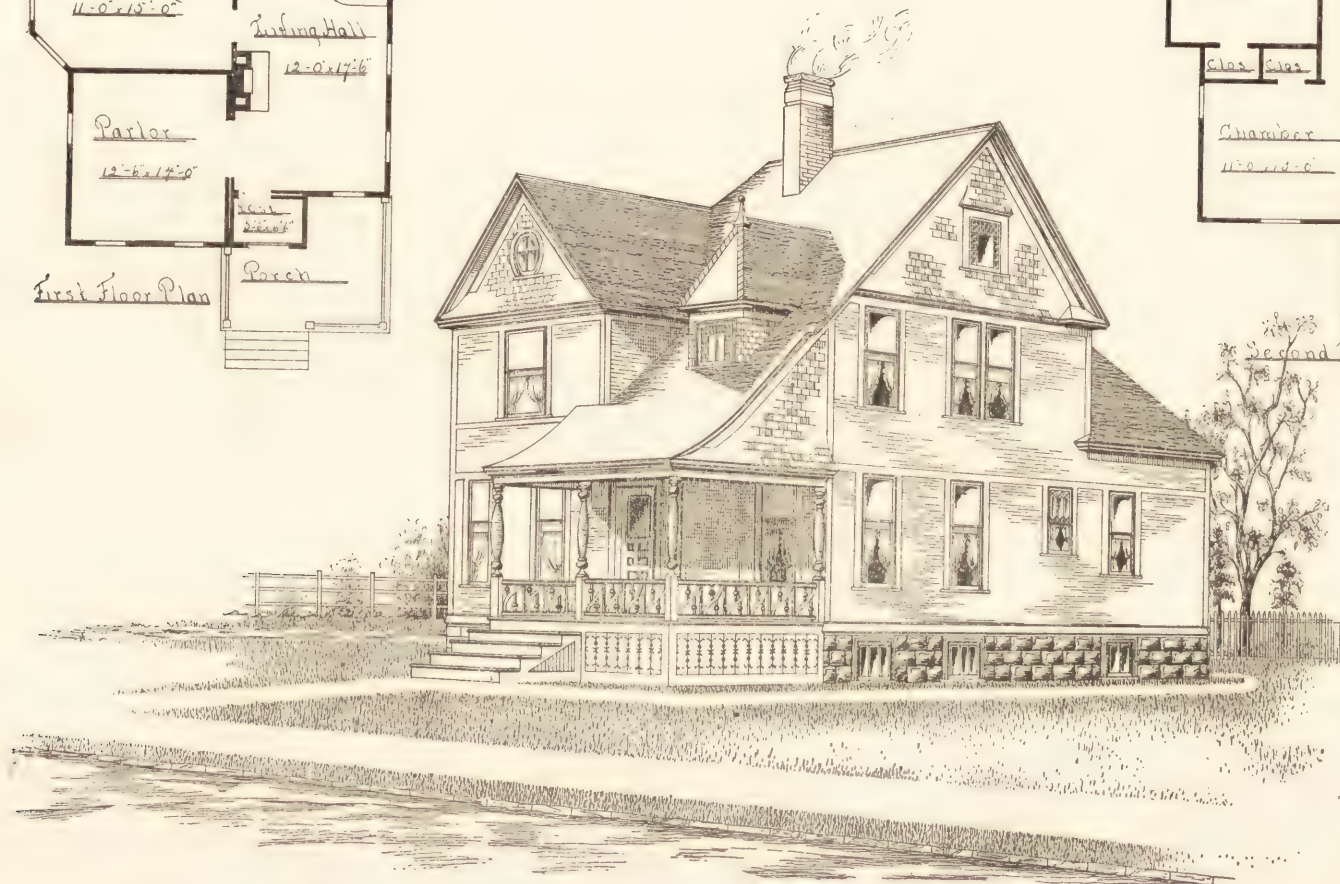
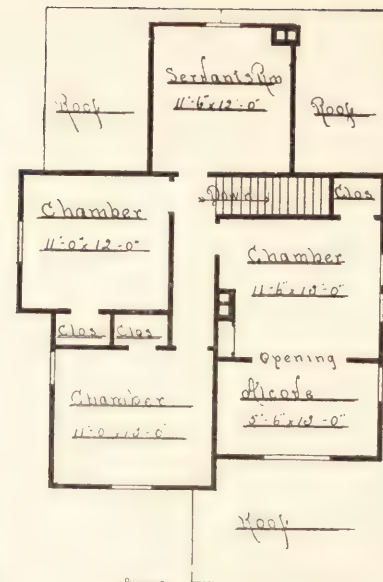
For price of plans, see page 7.

At a cost not exceeding \$100 above the estimate, Hard Wood trim could be used in first story, except Kitchen, Pantry and Bath Room, and the exterior made a little more elaborate.

When ordering this design please insert the words "Fourth Edition," as a different house was shown under this number in first edition.



FRANK P. ALLEN ARCHT.
 GRAND RAPIDS
 MICH.



DESIGN No. 15.

Design No. 17.

FFRAME TWO-STORY Cottage. Width, 24 feet; length, 39 feet 6 inches. Height of stories—first story, 9 feet; second, 8 feet 6 inches. Stone foundation; Cellar under Kitchen part with earth shelves; first story sided, second story and gables shingled, roof shingled.

This is an inexpensive Cottage, built as plainly as is consistent with a good appearance.

ACCOMMODATIONS.

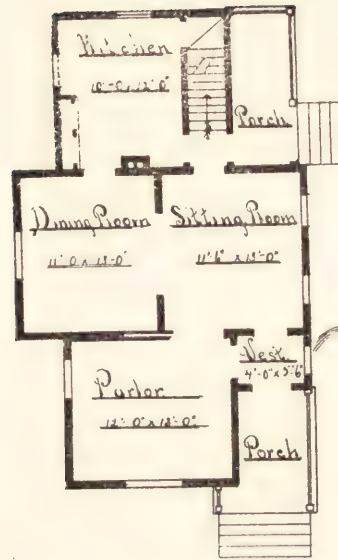
First story has Vestibule, Box Stairs; Parlor, 12 feet x 13 feet; Sitting Room, 11 feet 6 inches x 15 feet; Dining Room, 11 feet x 15 feet; Kitchen 10 feet x 12 feet, including Cupboard.

Second story has three Chambers with Closets, and Loft for storage.

All interior finish pine.

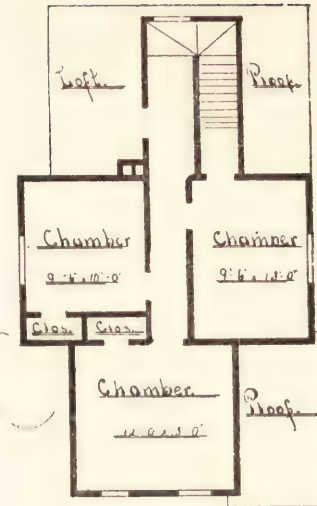
Estimate of cost, \$1,000 to \$1,200.

For price of plans see page 7.

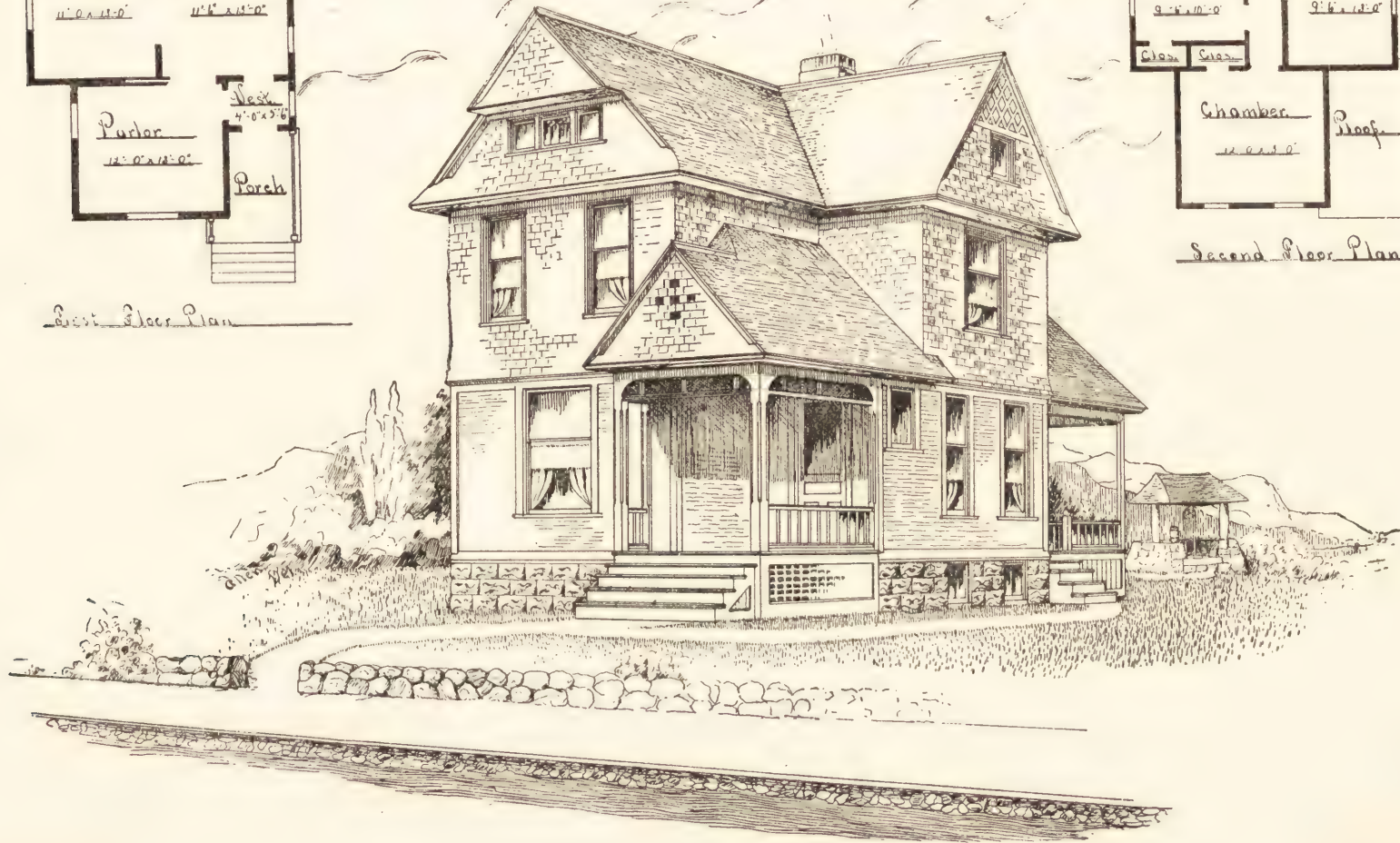


First Floor Plan

Frank P. Allen Archt.
Grand, Rapids Mich.



Second Floor Plan



DESIGN No. 17.

Designs Nos. 18 and 19.

FFRAME STORY and a half Cottage. Width, 30 feet; length, 25 feet 6 inches, not including porch. Height of stories—first, 9 feet; second, 8 feet. Stone foundation; Cellar under about one-half of house, with earth shelves: first story sided, second story shingled.

A tasty Cottage and gives good satisfaction when built.

ACCOMMODATIONS.

First story has Hall with box Stairs, Pantry, Store Room and two Closets; Living Room, 12 feet x 13 feet; Bed Room, 10 feet x 13 feet; Kitchen, 14 feet 6 inches x 11 feet.

Second story has two Chambers with Closets and Store Room.

Interior trim all Pine.

This design is a great favorite and is a very complete, inexpensive Cottage.

Estimate of cost, \$700 to \$900.

For price of plans see page 7.

FFRAME ONE and a half story Cottage. Width, 25 feet 6 inches; length, 33 feet. Height of stories—first, 9 feet; second 8 feet. Stone foundation; Cellar under rear part of house, with earth shelves; water table and second story shingled, balance of first story sided, roof shingled.

ACCOMMODATIONS.

First story has Vestibule and Pantry; Parlor, 12 feet x 16 feet; Living Room, 12 feet x 14 feet; Kitchen, 12 feet x 12 feet.

Second story has two Chambers with Closets and Bath Room.

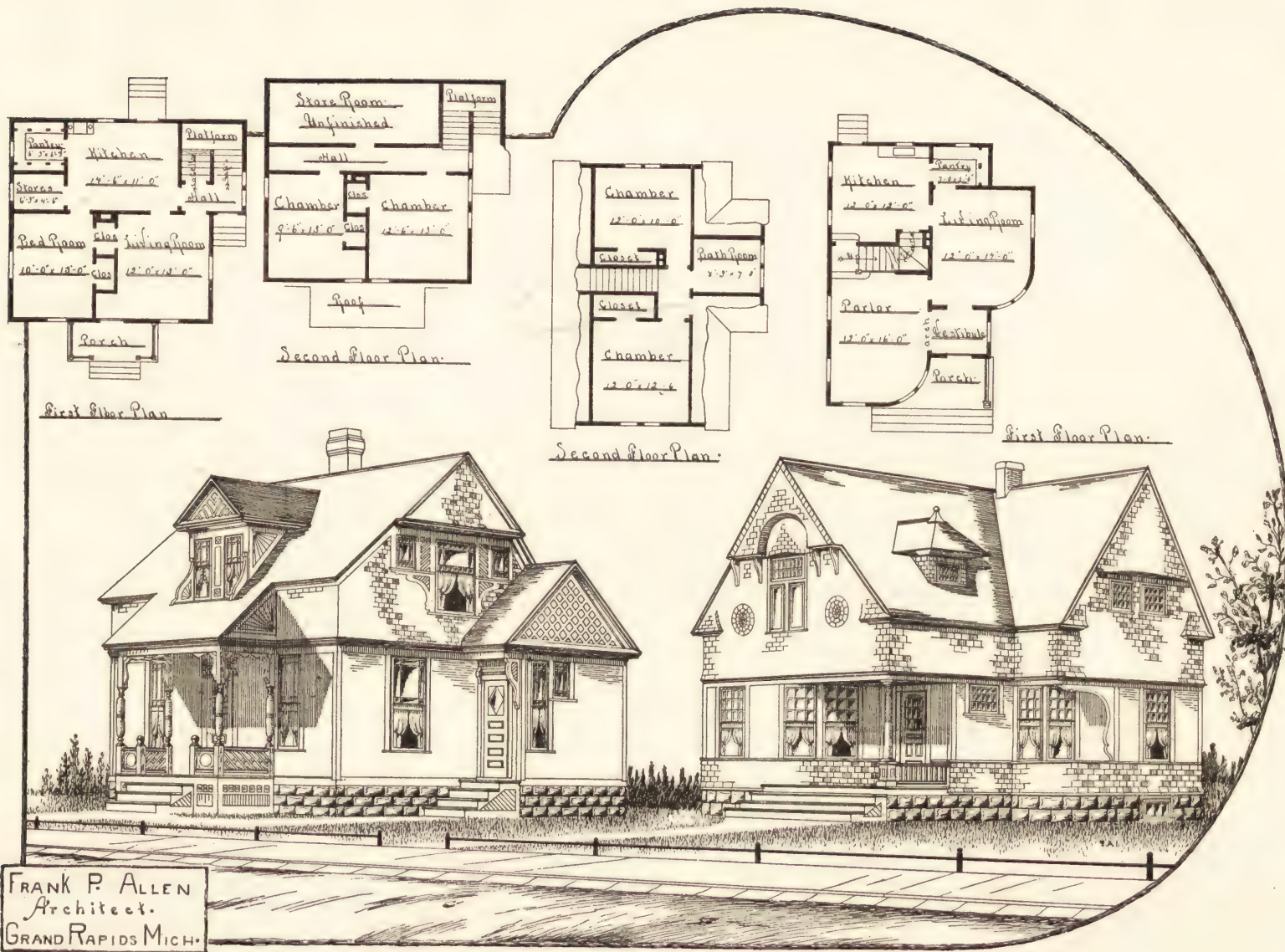
A feature of this plan is the location of stairs, which serve as front and back stairs.

Interior trim all Pine.

Estimate of cost is from \$950 to \$1,100.

For price of plans see page 7.

When ordering this design, please insert the words "Fourth Edition," as another plan was shown under these numbers in first edition.



DESIGN No. 18.

DESIGN No. 19.

Design No. 21.

Frame TWO-STORY Dwelling. Width, 28 feet 6 inches ; length, 44 feet. Height of stories—first, 10 feet ; second, 9 feet 6 inches. Stone foundation to Cellar bottom ; Cellar under whole house ; first story sided, second story shingled. roof shingled.

A plain, substantial dwelling, in which convenience of interior arrangement is more sought after than an elaborate exterior.

ACCOMMODATIONS.

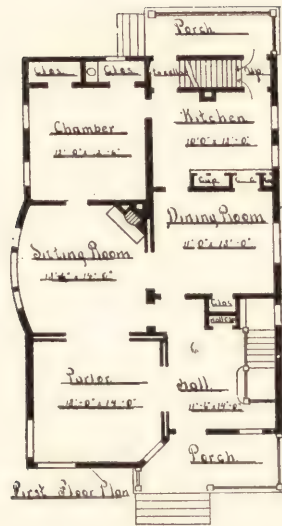
First story has Hall with Coat Closet, front and back Stairs, two Clothes Closets, Cupboard, China Closet and Toilet Room ; Parlor, 13 feet x 14 feet ; Sitting Room, 13 feet 6 inches x 14 feet ; Dining Room, 11 feet x 13 feet ; Bed Room, 12 feet x 12 feet 6 inches ; Kitchen, 10 feet x 13 feet.

Second story has four Chambers, two Closets, Alcove and Bath Room.

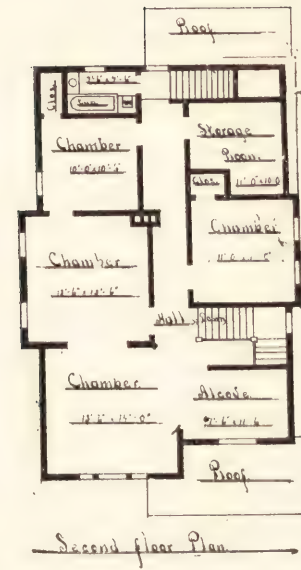
Hall and three rooms first story Hard Wood trim, balance of house, Pine finish.

Estimate of cost, without plumbing or heating, \$2,300 to \$2,800.

For price of plans, see page 7.



Frank P. Allen Archt.
Grand Rapids
Mich.



DESIGN No. 21.

Design No. 22.

Frame TWO-STORY Dwelling. Width, 29 feet 6 inches; length, 40 feet, not including porch. Height of stories—first, 10 feet; second 8 feet 6 inches. Stone foundation to Cellar bottom, Cellar under whole house; side walls sided, gables and roof shingled.

ACCOMMODATIONS.

First story has large Reception Hall, 11 feet x 12 feet 6 inches, with vestibule and Coat Closet attached; Parlor, 13 feet 6 inches x 16 feet 6 inches; Dining Room, 12 feet x 14 feet 6 inches; Bed Room, 10 feet x 10 feet 6 inches; Kitchen, 10 feet 6 inches x 13 feet 6 inches, and Fuel Room, 7 feet x 13 feet 6 inches; also Pantry, China Closet and back Stairs.

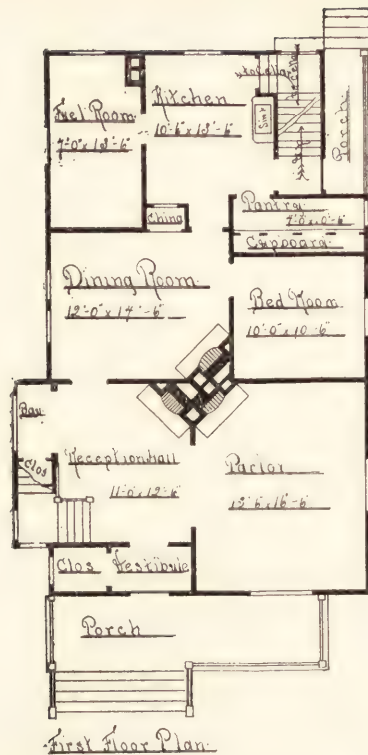
Second story has four chambers, with Closets and Bath Room.

A feature of this design is the large central chimney allowing the use of three grates, one each in Parlor, Reception Hall and Dining Room.

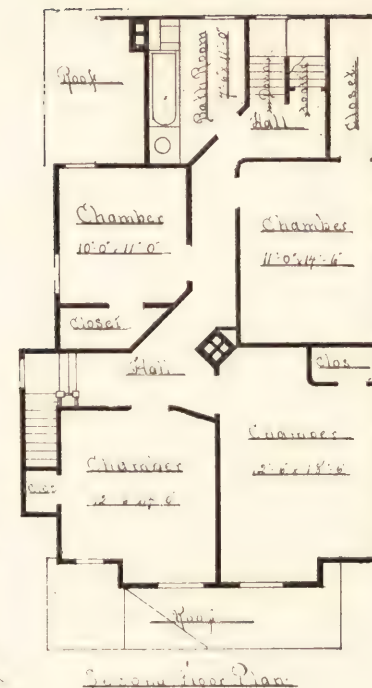
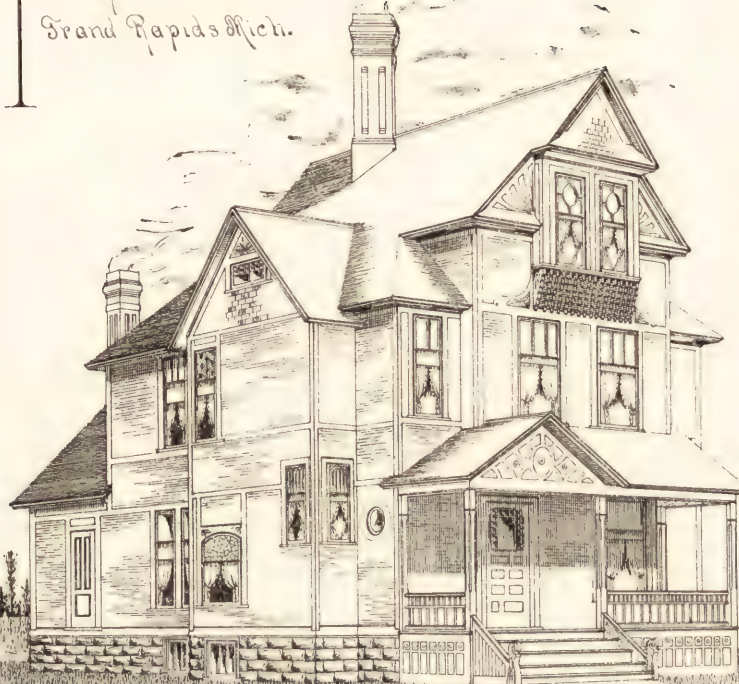
The Reception Hall, Parlor, Dining Room and Bed Room are finished in Hard Wood; Balance of the house Pine trim. Estimate of cost, not including plumbing, mantel or furnace, is from \$2,200 to \$2,700.

For price of plans, see page 7.

When ordering this design please insert the words "Fourth Edition," as a different house was shown under this number edition.



RANK P. ALLEN
Architect
Grand Rapids Mich.



DESIGN No. 22.

Design No. 23.

FFRAME TWO-STORY Cottage. Width, 29 feet 6 inches; length, 47 feet 6 inches. Height of stories—first, 9 feet; second, 8 feet. Stone foundation; Cellar with earth shelves up to and including chimney; first story sided, second story shingled, roof shingled.

This is a new style and a new plan, and is sure to be greatly sought after, as it gives a large amount of room and a great number of conveniences at a reasonable price.

ACCOMMODATIONS.

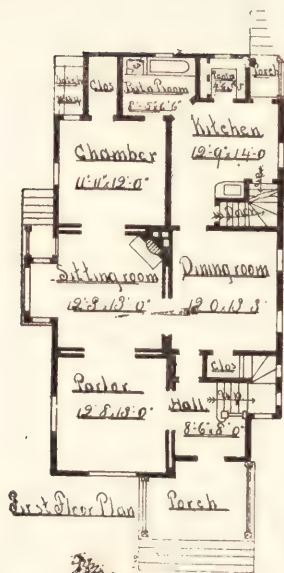
First story has Hall, front and back Stairs; two Clothes Closets, Pantry and Bath Room; Parlor, 12 feet 8 inches x 13 feet; Sitting Room, 12 feet 3 inches x 13 feet; Dining Room, 12 feet x 13 feet 3 inches; Bed Room, 11 feet 11 inches x 12 feet; Kitchen, 12 feet 9 inches x 14 feet.

Second story has three Chambers, three Closets and Dressing Room.

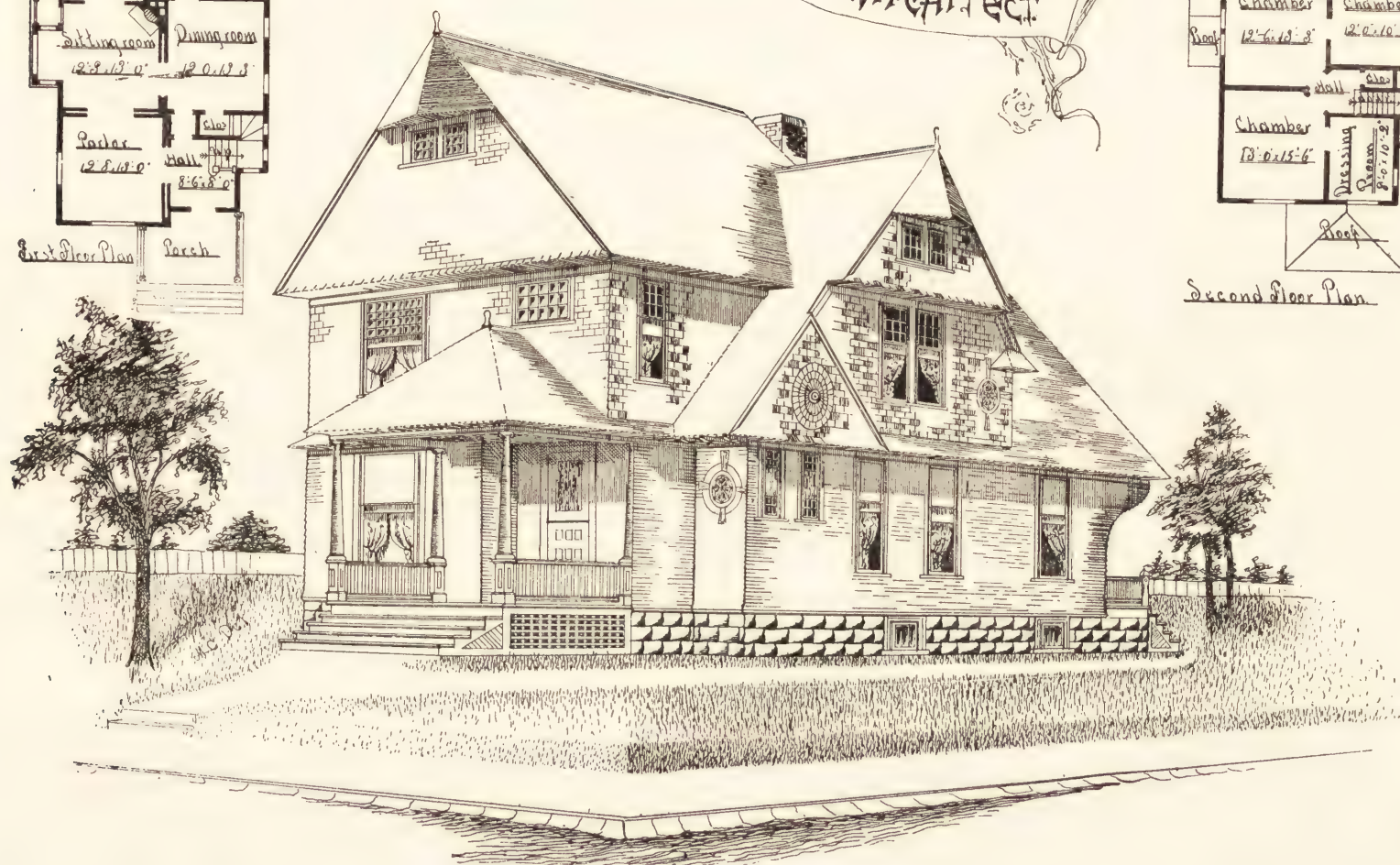
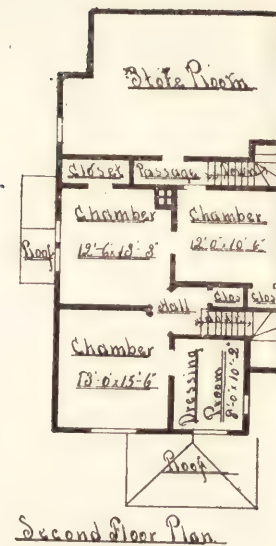
Interior finish all Pine, except stairs.

Estimate of cost, without plumbing or heating, \$1,900 to \$2,300.

For price of plans see page 7.



FRANK P. ALLEN
ARCHITECT



DESIGN NO. 23.

Designs Nos. 24 and 25.

FFRAME one and a half story Cottage. Width, 24 feet; length, 35 feet 6 inches. Height of stories—first 9, second, 8 feet. Stone foundation; Cellar under whole house with earth shelves. *

ACCOMMODATIONS.

First story has Parlor, 15 feet x 12 feet; Dining Room, 11 feet 6 inches x 14 feet; Kitchen 11 feet x 14 feet 6 inches; Pantry, 5 feet 6 inches x 7 feet; also Hall with combination Stairs so arranged that they can be used from either Kitchen or Hall.

* Second story has two Chambers and three Closets.

This is a very pretty design for an inexpensive Cottage, the arrangement being compact and convenient.

Interior trim all Pine.

Estimate of cost is from \$750 to \$950.

For price of plans see page 7.

When ordering this design please insert the words "Fourth Edition," as a different house was shown in the first edition.

FFRAME ONE-STORY Cottage. Width, 30 feet; length 44 feet. Height of story 10 feet. Stone foundation; Cellar under half of house, with earth shelves; outside walls sided, roof shingled.

This is a very popular design for a one story Cottage, and has been adopted a number of times with slight modifications.

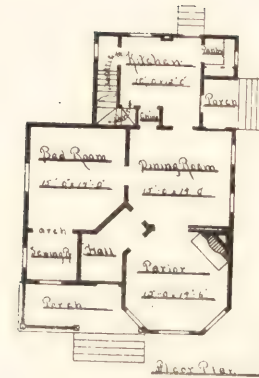
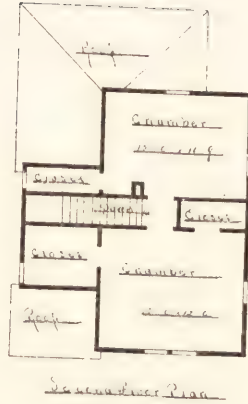
ACCOMMODATIONS.

The floor plan has Hall, Cellar and Attic Stairs, Pantry, China Closet and Sewing Room; Parlor, 15 feet x 14 feet 6 inches; Dining Room, 13 feet x 14 feet; Bed Room, 15 feet x 14 feet; Kitchen, 10 feet x 12 feet.

Interior trim all Pine.

Estimate of cost, without heating, \$1,100 to \$1,300.

For price of plans see page 7.



FRANK P. ALLEN
Architect
Grand Rapids Mich

DESIGN No. 24.

DESIGN No. 25.

Design No. 27.

FFRAME TWO-STORY and attic Residence. Width, 34 feet; length, 54 feet, including Porch. Height of Stories—First, 10 feet, second, 9 feet. Stone foundation to Cellar Bottom; Cellar under whole house; first story sided, second story shingled, roof shingled.

This design shows one of the latest ideas in house buildings. It is a new plan, used for the first time in 1891. The shingles on the side walls are intended to be stained with creosote stains, also the roof. This house was built in 1891 at Ottumwa, Iowa, and according to letters received from the owner, has given the very best of satisfaction.

ACCOMMODATIONS.

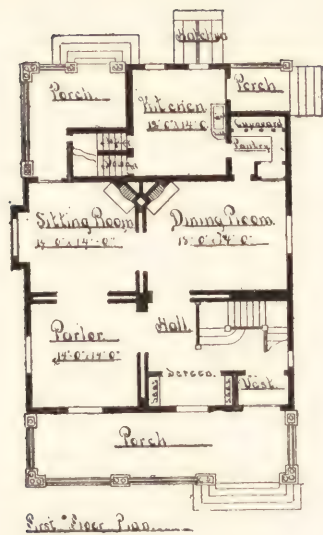
First story has fine Hall with Vestibule and Alcove, front and back Stairs, Pantry and China Closet; Parlor 14 x 14 feet; Sitting Room, 14 feet x 14 feet; Dining Room, 18 feet x 14 feet; Kitchen, 12 feet x 14 feet.

Second story has four Chambers, six Closets, large Bath Room, Linen Closet and Tank Room.

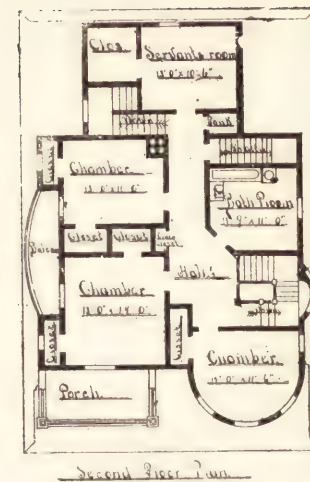
Principal rooms and Hall first story Hard Wood trim, balance of house Yellow Pine finish.

Estimate of cost, without heating, is from \$3,800 to \$4,500.

For price of plans, see page 7.



Frank P. Allen Archt
Grand Rapids
Mich



DESIGN No. 27.

Design No. 28.

FFRAME TWO-STORY Cottage. Width, 25 feet 6 inches, length 42 feet. Height of Stories—first 9 feet, second 8 feet. Stone foundation; Cellar under Kitchen with earth shelves; first story sided, second story shingled, roof shingled.

An example of the severely plain style of building, exterior decoration being sacrificed in order to get a convenient interior at small cost.

ACCOMMODATIONS.

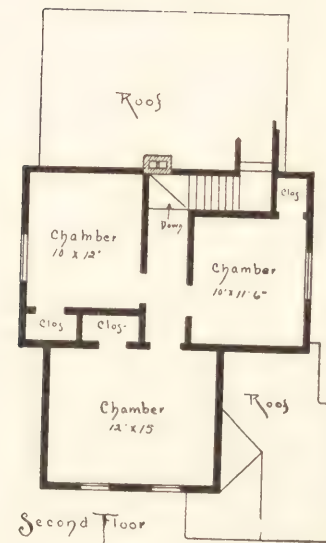
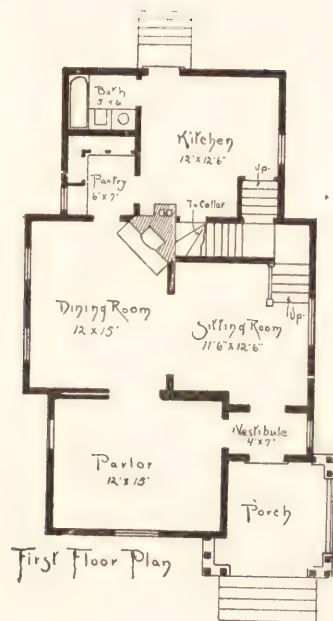
First story has combination front and back Stairs, Vestibule, Pantry and Bath Room; Parlor, 15 feet x 12 feet; Sitting Room, 11 feet 6 inches x 12 feet 6 inches; Dining Room, 12 feet x 15 feet; Kitchen, 12 x feet 12 feet 6 inches.

Second story has three Chambers with Closets.

Interior finish all Pine, except Stairs showing from Sitting Room.

Estimate of cost, without heating, \$1,300 to \$1,600.

For price of plans, see page 7.



DESIGN No. 28.

Design No. 29.

FFRAME TWO-STORY and Attic Residence. Width, 40 feet; length, 41 feet 6 inches, not including porch. Height of stories—first, 10 feet 6 inches; second, 9 feet 6 inches. Stone foundation to Cellar bottom; Cellar under whole house; first story sided, second story shingled, roof shingled.

This is one of the later designs, being published for the first time in 1891. The arrangement differs from any of the preceding, and is especially adapted for use on a corner lot.

ACCOMMODATIONS.

First story has fine Hall with Vestibule and Coat Closet, front and back Stairs and Pantry; Parlor, 13 feet 6 inches x 15 feet; Sitting Room, 13 feet 6 inches x 15 feet; Dining Room, 13 feet 6 inches x 15 feet; Kitchen, 11 feet 6 inches x 15 feet.

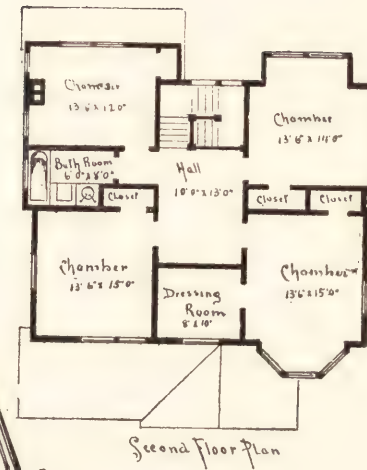
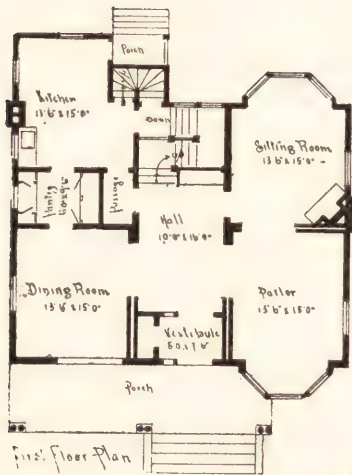
Second story has four Chamber, with Closets, Dressing Room and Bath Room.

Principal rooms and Hall first story trimmed in Hard Wood, balance Yellow Pine.

Estimate of cost, \$3,800 to \$4,600.

For price of plans see page 7.

FRANK P. ALLEN
ARCHITECT
GRAND RAPIDS MICH.



DESIGN No. 29.

Design No. 30.

FRAME TWO STORY Dwelling. Width, 24 feet 6 inches; length, 42 feet 6 inches. Height of stories--first, 9 feet; second, 8 feet. Stone foundation, Cellar under rear part of house up to and including chimney, side walls sided, roof shingled.

This is a very inexpensive house considering the amount of room contained. It is nearly square in form and every art known in the building trade has been employed to keep down the cost.

ACCOMMODATIONS.

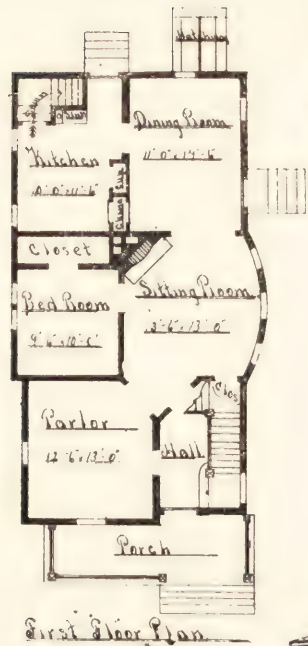
First story has Hall and front Stairs, China Closet, Cupboard and two Clothes Closets; Parlor, 12 feet 6 inches x 13 feet; Sitting Room 13 feet 6 inches x 13 feet; Dining Room, 11 feet x 14 feet 6 inches; Bed Room, 9 feet 6 inches x 10 feet; Kitchen, 10 feet x 11 feet 6 inches.

Second story has three Chambers and Closets, Dressing Room and Bath Room, also loft for storage.

Interior finish all Pine, except first run of Stairs.

Estimate of cost, without heating or plumbing, \$1,400 to \$1,700.

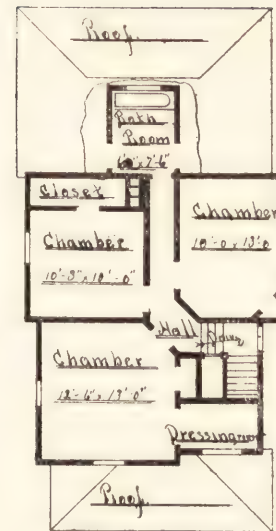
For price of plans, see page 7.



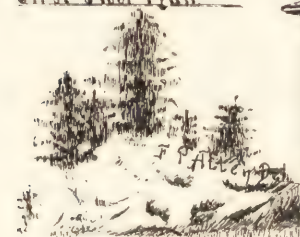
FRANK P. ALLEN ARCHITECT.

GRAND RAPIDS,

MICH.



Second floor Plan



DESIGN No. 30.

Design No. 35.

FRAME TWO-STORY Dwelling. Width, 37 feet; length, 53 feet 3 inches. Height of stories—first, 10 feet; second, 9 feet 6 inches. Stone foundation to Cellar bottom; Cellar under whole house; first story sided, second story shingled, roof shingled.

An elaborate dwelling, "Colonial" style; the interior finish is quite rich of antique design.

ACCOMMODATIONS.

First story has elegant reception Hall with Vestibule, front and back Stairs, Pantry, etc.; Parlor, 15 feet x 14 feet 6 inches; Library 10 feet 6 inches x 18 feet 6 inches; Dining Room, 12 feet 6 inches x 15 feet 6 inches; Kitchen, 14 feet x 14 feet 6 inches.

Second story has four chambers, five Closets and Bath Room.

Hall and principal rooms first story Hard Wood trim, balance of house Yellow Pine.

Estimate of cost without heating, \$3,800 to \$4,600.

For price of plans, see page 7.



Designs Nos. 36 and 37

FRAME TWO-STORY Cottage. Width, 25 feet; length, 38 feet. Height of stories—first, 9 feet 6 inches; second, 8 feet 6 inches. Stone foundation; Cellar under rear half of house, with earth shelves; side walls sided, gables and roof shingled.

ACCOMMODATIONS.

First story has Staircase, Hall, with Closet under Stairs; Pantry, China Closet and Clothes Closet; Parlor, 13 feet x 13 feet; Dining Room, 13 feet x 13 feet; Bed Room, 10 feet x 10 feet; Kitchen, 10 feet 6 inches x 10 feet 6 inches.

Second story has four Chambers and two Closets.

Interior finish all Pine.

Estimate of cost, \$1,200 to \$1,500.

For price of plans, see page 7.

FRAME TWO-STORY Cottage. Width, 27 feet 6 inches; length, 33 feet. Height of stories—first, 9 feet, second 8 feet. Stone foundation; Cellar under back part of house with earth shelves; side walls sided; roof and gables shingled.

ACCOMMODATIONS.

First story has Staircase, Hall, Pantry and China Closet; Parlor, 13 feet x 12 feet; Sitting room, 15 feet x 13 feet 6 inches; Kitchen, 11 feet x 10 feet.

Second Story has three Chambers and three Closets.

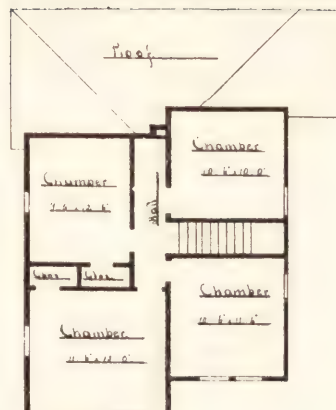
Interior finish all Pine.

Estimate of cost, \$950 to \$1,150.

For price of plans, see page 7.



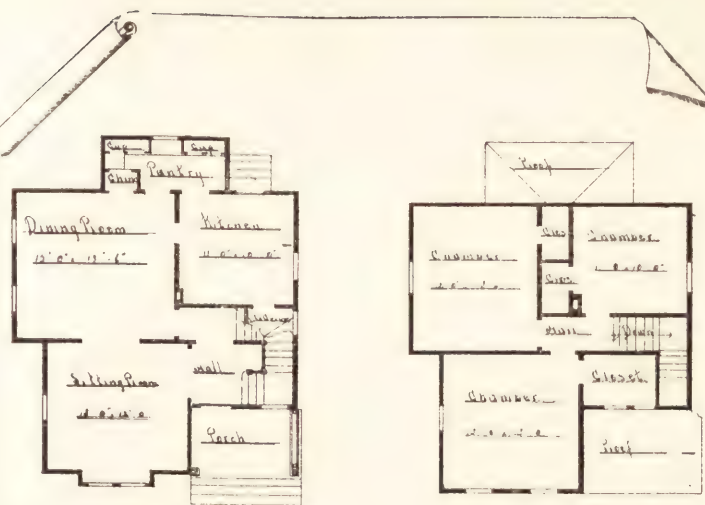
First Floor Plan



Second Floor Plan



DESIGN No. 36.



First Floor Plan

Second Floor Plan



FRANK P. ALLEN ARCHT.
GRAND RAPIDS
MICH.

DESIGN No. 37.

Design No. 38.

BRICK TWO-STORY and High Attic Residence. Width 42 feet 6 inches, length 58 feet, not including porches. Height of stories—first, 10 feet 6 inches, second 9 feet 6 inches. Stone foundation to Cellar bottom; Cellar under whole house: gables shingled, roof slate.

This is a more pretentious house than any yet shown, having all modern conveniences. The estimate includes a system of hot water heating as well as hot and cold water in the plumbing fixtures. The interior trim has considerable hand carving.

ACCOMMODATIONS.

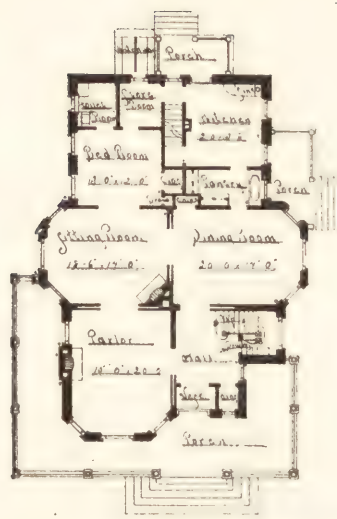
First story has fine Hall with Vestibule, Closet and Lavatory, front and back Stairs, Pantry, China Closet, Store room and two Clothes Closets; Parlor, 15 feet x 20 feet; Sitting Room, 18 feet 6 inches x 14 feet; Dining Room, 20 feet x 14 feet; Bed Room, 13 feet x 12 feet; Kitchen, 12 feet x 13 feet 6 inches.

Second story has four Chambers with Closets, Bath Room, Linen Closet and Sewing Room.

Interior trimmed in different kinds of Hard Wood.

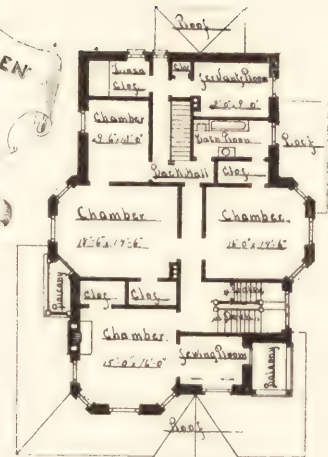
Estimate of cost, \$8,000 to \$10,000.

For price of plans see page 7.



First Floor Plan

FRANK P. ALLEN
ARCHITECT.
GRAND RAPIDS MICH.



Second Floor Plan



DESIGN No. 38.

Design No. 40.

Frame TWO-STORY and Attic Residence. Width, 29 feet 6 inches; length, 50 feet 6 inches. Height of stories—first, 10 feet; second, 9 feet 6 inches. Stone foundation to Cellar bottom; Cellar under whole house; first story sided, second story shingled, roof shingled.

The arrangement of this plan is especially commended, as well as the exterior finish.

ACCOMMODATIONS.

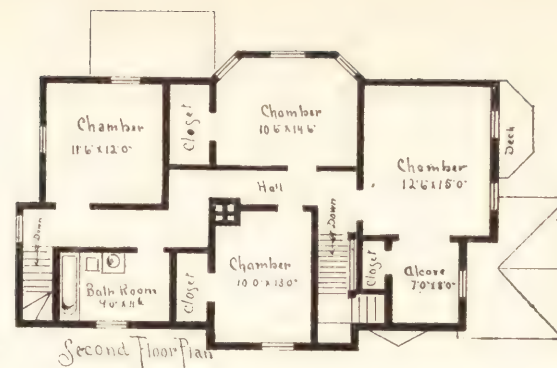
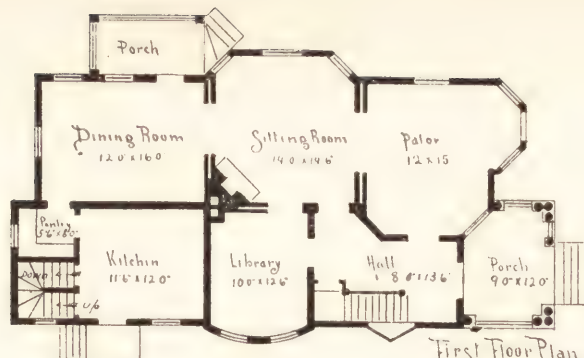
First story has fine Hall with Coat Closet, front and back Stairs and Pantry; Parlor, 12 feet x 15 feet; Sitting Room, 14 feet x 14 feet 6 inches; Dining Room, 12 feet x 16 feet; Library, 10 feet x 12 feet 6 inches; Kitchen, 11 feet 6 inches x 12 feet.

Second story has four Chambers, three Closets, Alcove and Bath Room.

Hall and four rooms first story trimmed with Hard Wood, balance of house Pine finish.

Estimate of cost, without heating, \$3,000 to \$3,600.

For price of plans, see page 7.



DESIGN No. 40

Design No. 41.

Frame ONE and a half story Cottage. Width, 24 feet : length, 32 feet 6 inches. Height of stories first, 8 feet 6 inches, second, 8 feet. Brick foundation ; Cellar under Kitchen with earth shelves ; side walls sided, roof shingled.
A cheap, tasty and convenient Cottage.

ACCOMMODATIONS.

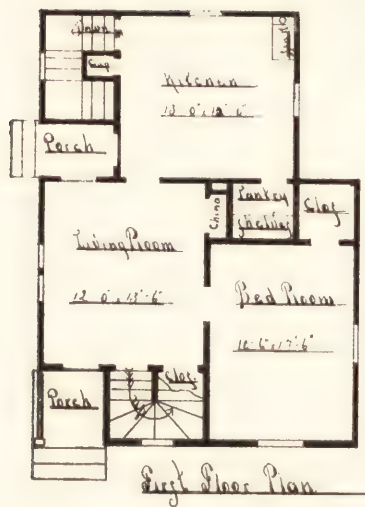
First story has box Stairs, Pantry, Cupboard and China Closet ; Living Room, 12 feet x 13 feet 6 inches ; Bed Room, 10 feet 6 inches x 14 feet 6 inches ; Kitchen, 13 feet x 12 feet.

Second story has two Chambers and two Closets.

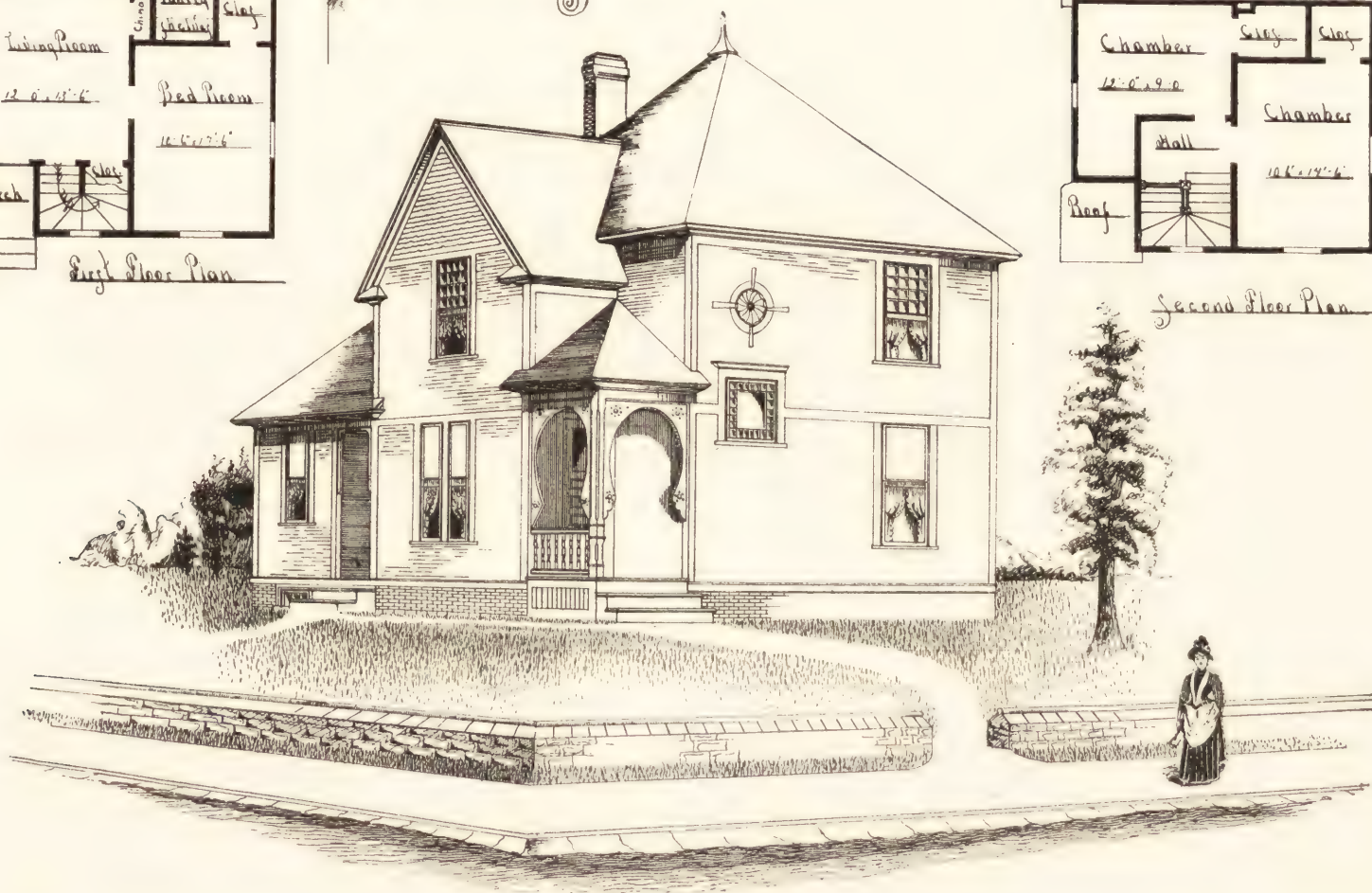
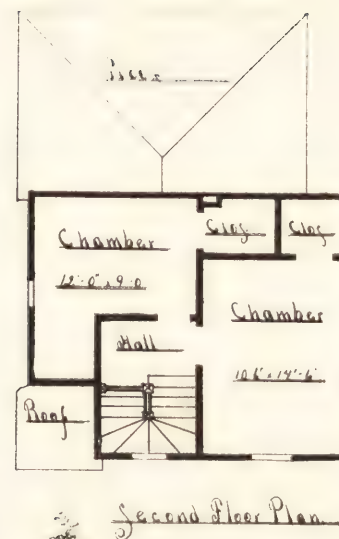
Interior finish all Pine.

Estimate of cost, \$750 to \$900.

For price of plans, see page 7.



F. P. ALLEN
ARCHITECT
GRAND RAPIDS MICH.



DESIGN No. 41.

Design No. 44.

FFRAME TWO-STORY and Attic Residence. Width, 36 feet; length, 52 feet 6 inches, not including porch. Height of stories—first, 10 feet; second, 9 feet. Stone foundation to Cellar bottom; Cellar under whole house; side walls sided, gables paneled, roof shingled.

ACCOMMODATIONS.

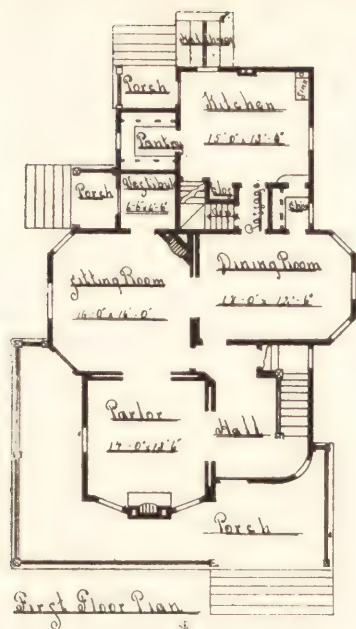
First story has fine Hall with Coat Closet, front and back Stairs. Pantry, China Closet and rear Vestibule; Parlor, 14 feet x 13 feet 6 inches; Sitting Room, 16 feet x 16 feet; Dining Room, 18 feet x 12 feet 6 inches; Kitchen, 15 feet x 13 feet.

Second story has four Chambers, three Closets, two Dressing Rooms and Bath Room.

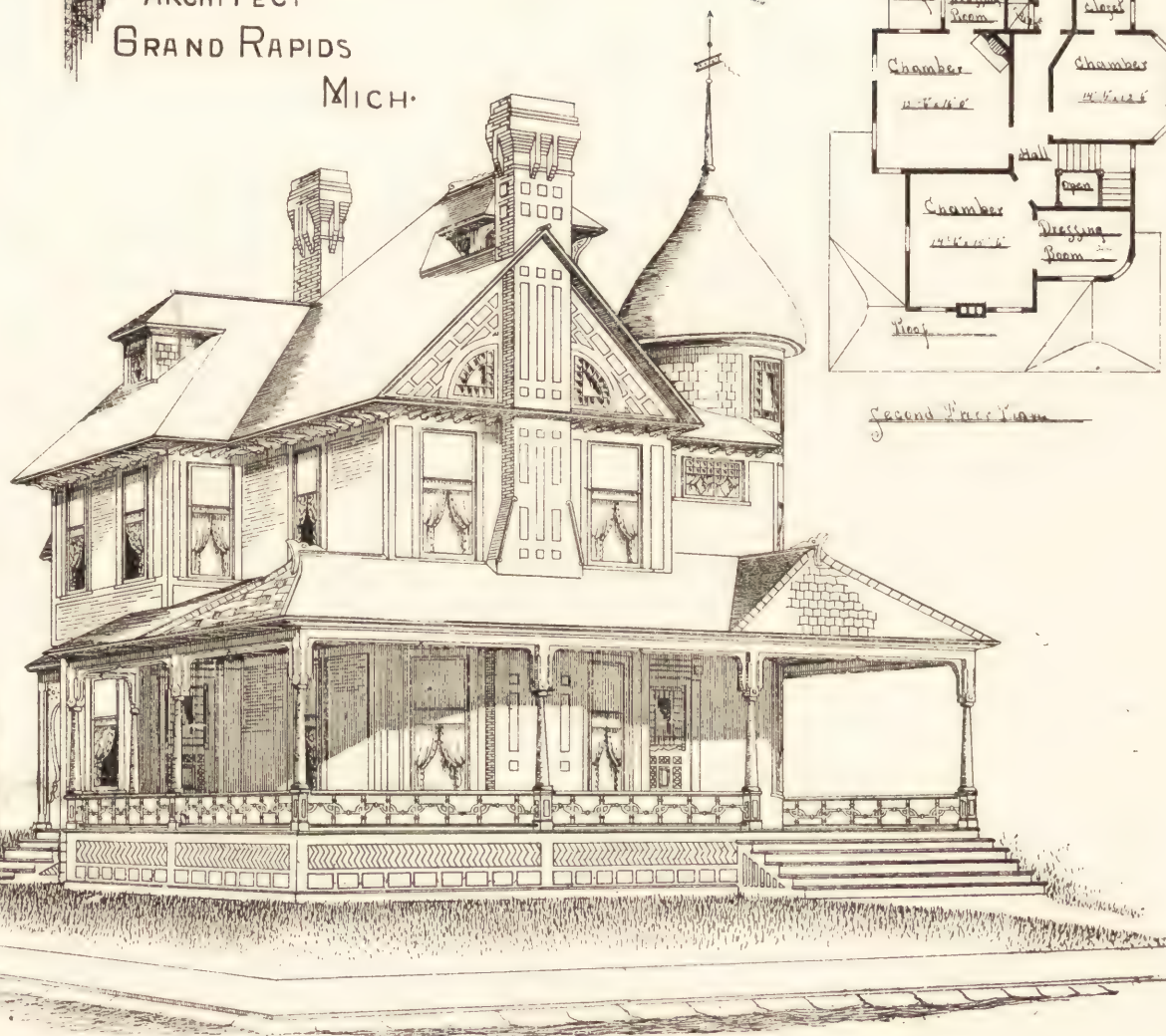
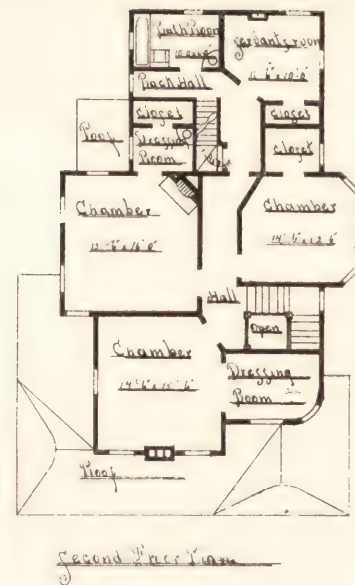
Hall and three rooms in first story Hard Wood trim, balance of house Pine finish.

Estimate of cost, without heating, \$3,200 to \$4,000.

For price of plans, see page 7.



FRANK P. ALLEN
ARCHITECT
GRAND RAPIDS
MICH.



DESIGN No. 44.

Designs Nos. 45 and 46.

FRAME COTTAGE. Width, 25 feet 6 inches; length, 29 feet 6 inches. Height of stories first, 9 feet; second, 8 feet. Brick foundation; Cellar under rear part of house with earth shelves; side walls sided; gables and roof shingled.

ACCOMMODATIONS.

First story has box Stairs, Vestibule, China Closet and Cupboard, also two Clothes Closets; Sitting Room, 12 feet x 14 feet; Dining Room, 12 feet x 14 feet; Kitchen, 12 feet x 12 feet.

Second story has three Chambers and three Closets.

Interior finish all Pine.

Estimate of cost, \$700 to \$850.

For price of plans, see page 7.

FRAME COTTAGE. Width, 22 feet; length, 30 feet 6 inches. Height of stories—first, 9 feet; second, 8 feet. Brick foundation; Cellar under central part of house with earth shelves; side walls sided, gables and roof shingled.

ACCOMMODATIONS.

First story has box stairs, Pantry, etc.; Sitting Room, 13 feet x 12 feet; Dining Room, 12 feet 6 inches x 12 feet; Kitchen, 9 feet x 11 feet.

Second story has two Chambers and two Closets.

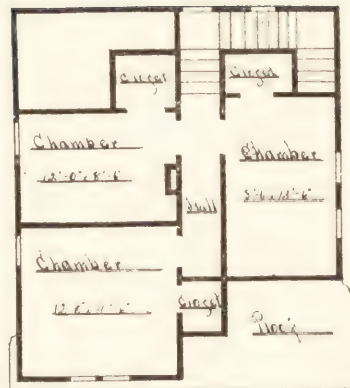
Interior finish all Pine.

Estimate of cost, \$650 to \$800.

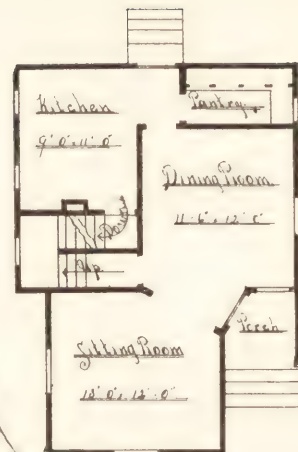
For price of plans, see page 7.



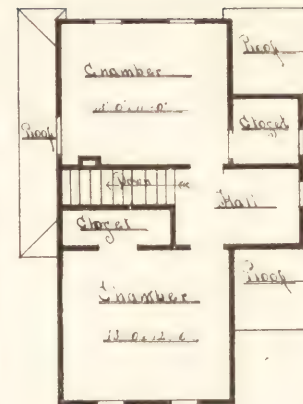
Second Floor Plan



Second Floor Plan



Second Floor Plan



Second Floor Plan

Graph P. Alley
Architect
Grand Rapids Mich



DESIGN No. 45.

DESIGN No. 46.

Design No. 47.

Frame TWO-STORY Dwelling. Width, 27 feet 6 inches; length, 45 feet. Height of stories—first, 9 feet 6 inches, second, 8 feet. Stone foundation to Cellar bottom; Cellar under whole house; first story sided, second-story shingled, roof shingled.

ACCOMMODATIONS.

First story has Hall, front and back Stairs, Cupboard, China Closet and Clothes Closet; Parlor, 15 feet x 12 feet; Sitting Room, 13 feet x 12 feet; Dining Room, 13 feet x 13 feet; Bed Room, 10 feet 6 inches x 13 feet; Kitchen, 10 feet x 12 feet 6 inches.

Second story has three Chambers, four Closets, Bath Room and Dressing Room.

Hall and four rooms first story Hard Wood finish, balance Pine.

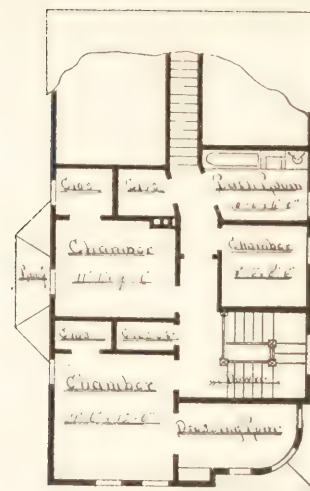
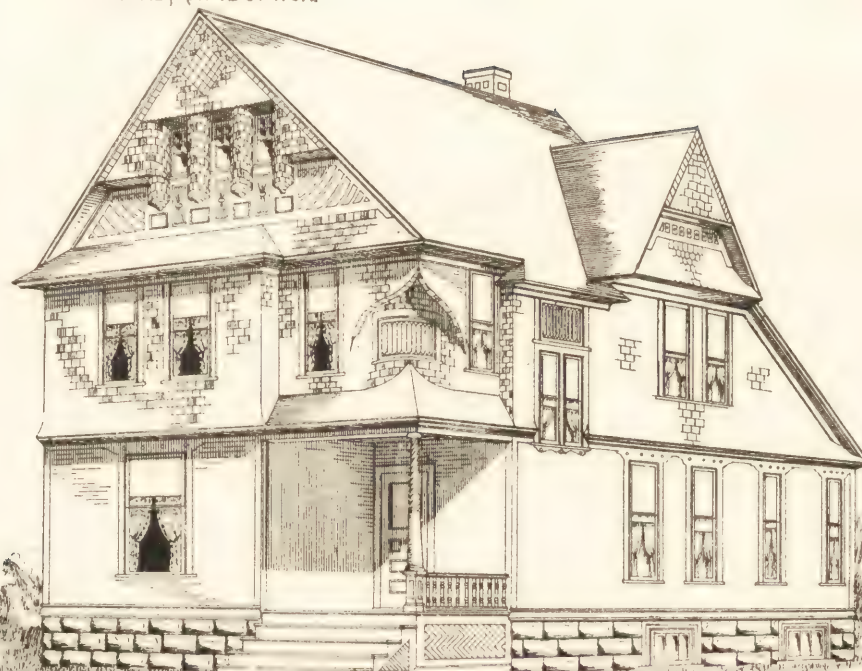
Estimate of cost, without plumbing and heating, \$1,700 to \$2,200.

For price of plans, see page 7.



First Floor Plan.

FRANK P. ALLEN
Architect
GRAND RAPIDS MICH.



Second Floor Plan.

DESIGN No. 47.

Designs Nos. 48 and 49.

FRAME one and a half story Cottage. Width, 26 feet 6 inches; length, 29 feet. Height of stories—first 9, second, 8 feet. Brick foundation; Cellar under back part of house with earth shelves; first story sided, second story shingled, roof shingled.

ACCOMMODATIONS.

First story has Stair, Hall, Cupboard and China Closet; Sitting Room, 14 feet x 13 feet; Dining Room, 12 feet x 12 feet 6 inches; Kitchen 13 feet x 9 feet 6 inches.

Second story has three Chambers and three Closets.

Interior finish all Pine.

Estimate of cost, \$650 to \$800.

For price of plans, see page 7.

FRAME TWO-STORY Cottage. Width, 32 feet; length 37 feet including porch. Height of Stories—first 9 feet, second 8 feet. Stone foundation; Cellar under whole house with earth shelves; first story sided, second story shingled, roof shingled.

ACCOMMODATIONS.

First story has Staircase, Hall with Vestibule, Pantry and Coat Closet; Sitting Room, 11 feet x 20 feet; Dining Room, 12 feet x 16 feet 6 inches; Kitchen, 14 feet x 12 feet.

Second story has three Chambers with Closets.

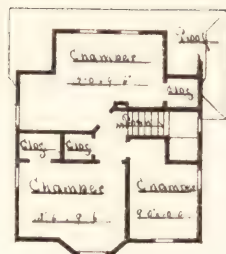
Hall and two rooms first story Hard Wood trim, balance Pine finish.

Estimate of cost, without heating, \$1,100 to \$1,350.

For price of plans, see page 7.

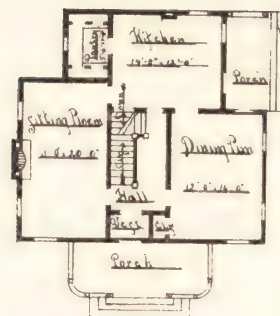


First floor plan

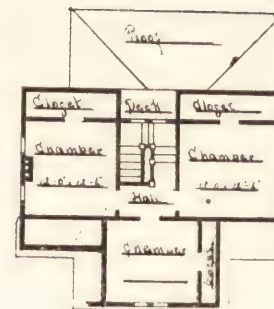


Second floor plan

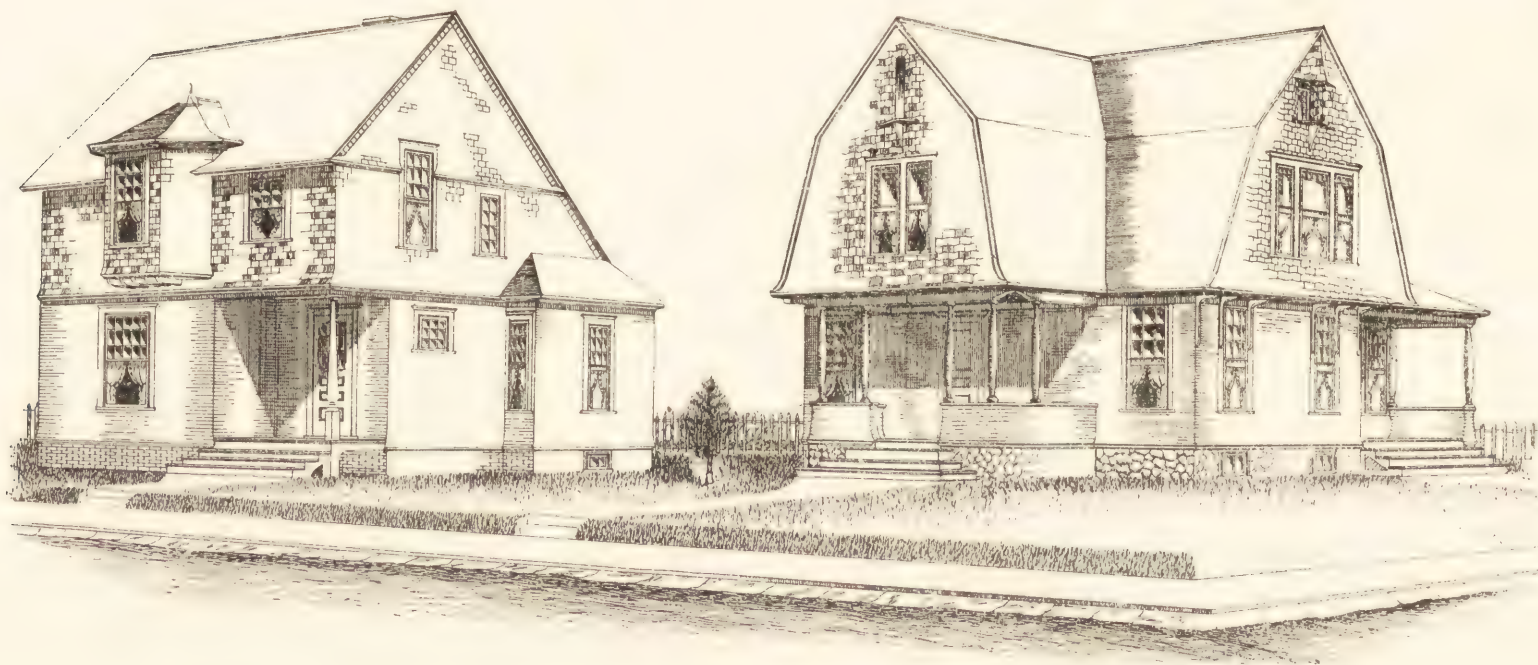
Frank P. Alloy
Architect
Grand Rapids Mich



First floor plan



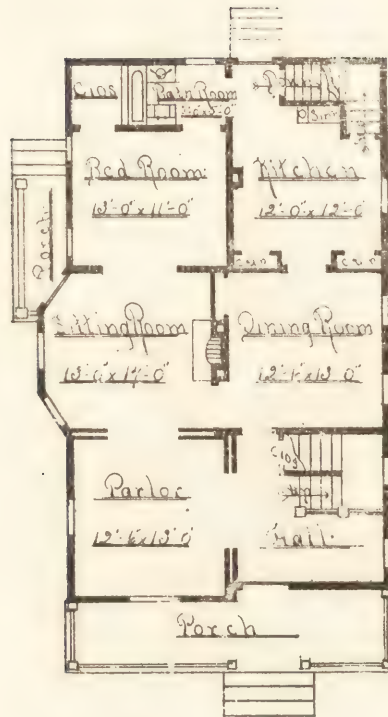
Second floor plan



DESIGN No. 48.

DESIGN No. 49.

Design No. 52.



First Floor Plan.

This design was built during the year 1891. in Grand Rapids, Mich., with Hall and four rooms first story finished in Oak, rest of house trimmed in Pine. The contract also included Cistern and Cemented Cellar, the roof and second story o building being stained with creosote stains, for \$1,700. This price did not include the plumbing, furnace or mantel. The Stairs was finished in quite an elaborate manner, as was the entire hard wood trim.

This design is a new style, heavy and solid, and the plan is very convenient.

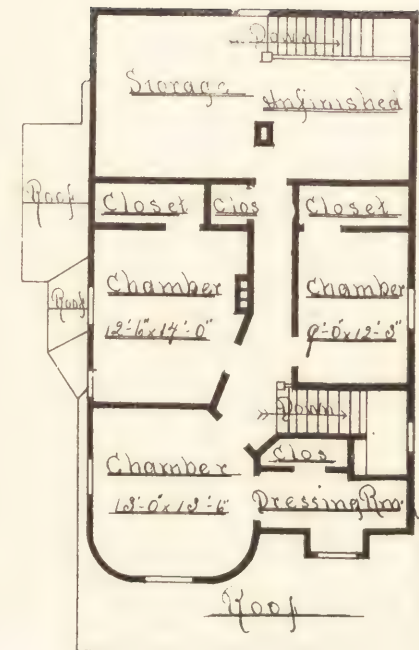
For price of plans, see page 7.

FRAME TWO-STORY Dwelling. Width, 29 feet; length, 51 feet. Height of stories—first, 9 feet, second, 8 feet. Stone foundation; Cellar under central and back part of house with earth shelves; first story sided, second story shingled; roof shingled.

ACCOMMODATIONS.

First story has Parlor, 12 feet 6 inches x 13 feet; Sitting Room, 13 feet x 14 feet; Dining Room, 12 feet 6 inches x 13 feet; Chamber 13 feet x 11 feet; Bath Room, 8 feet x 5 feet; Kitchen, 12 feet x 12 feet. Front and back Stairs are also provided in this design, and first story has also the necessary Cupboards and Closets.

Second story has three Chambers, four Closets, a Dressing Room, and large Attic that may be used for storage.



Second Floor Plan.



DESIGN No. 52.

Design No. 54.

FRAME TWO-STORY Dwelling. Width, 32 feet; length 47 feet, not including porch. Height of stories—first, 10 feet, second, 9 feet 6 inches. Stone foundation to Cellar bottom; Cellar under whole house; side walls sided; gables and roof shingled.

The exterior finish of this building has been purposely left plain, in order to obtain the greatest amount of room on the inside at the least possible cost; and the arrangement of the rooms is especially commended to those seeking a compact and convenient Dwelling.

ACCOMMODATIONS.

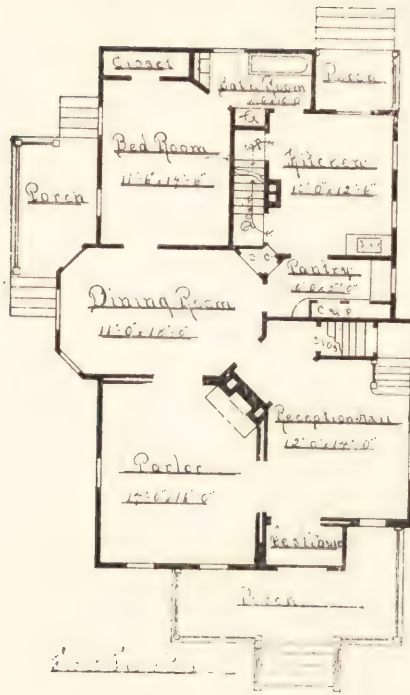
First story contains two Closets, China Closet Pantry and Vestibule; large Reception Hall, 12 feet x 14 feet; Parlor, 14 feet x 16 feet; Dining Room, 11 feet x 18 feet; Bed Room, 11 feet 6 inches x 14 feet 6 inches; Kitchen, 10 feet x 12 feet 6 inches; Bath Room, 5 feet x 10 feet.

Second story has five Chambers and five Closets.

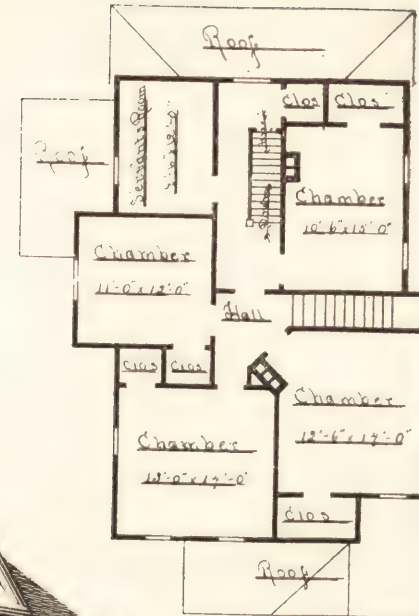
Hall and three rooms first story Hard Wood trim, balance of interior finish Pine.

Estimate of cost, \$2,400 to \$2,900.

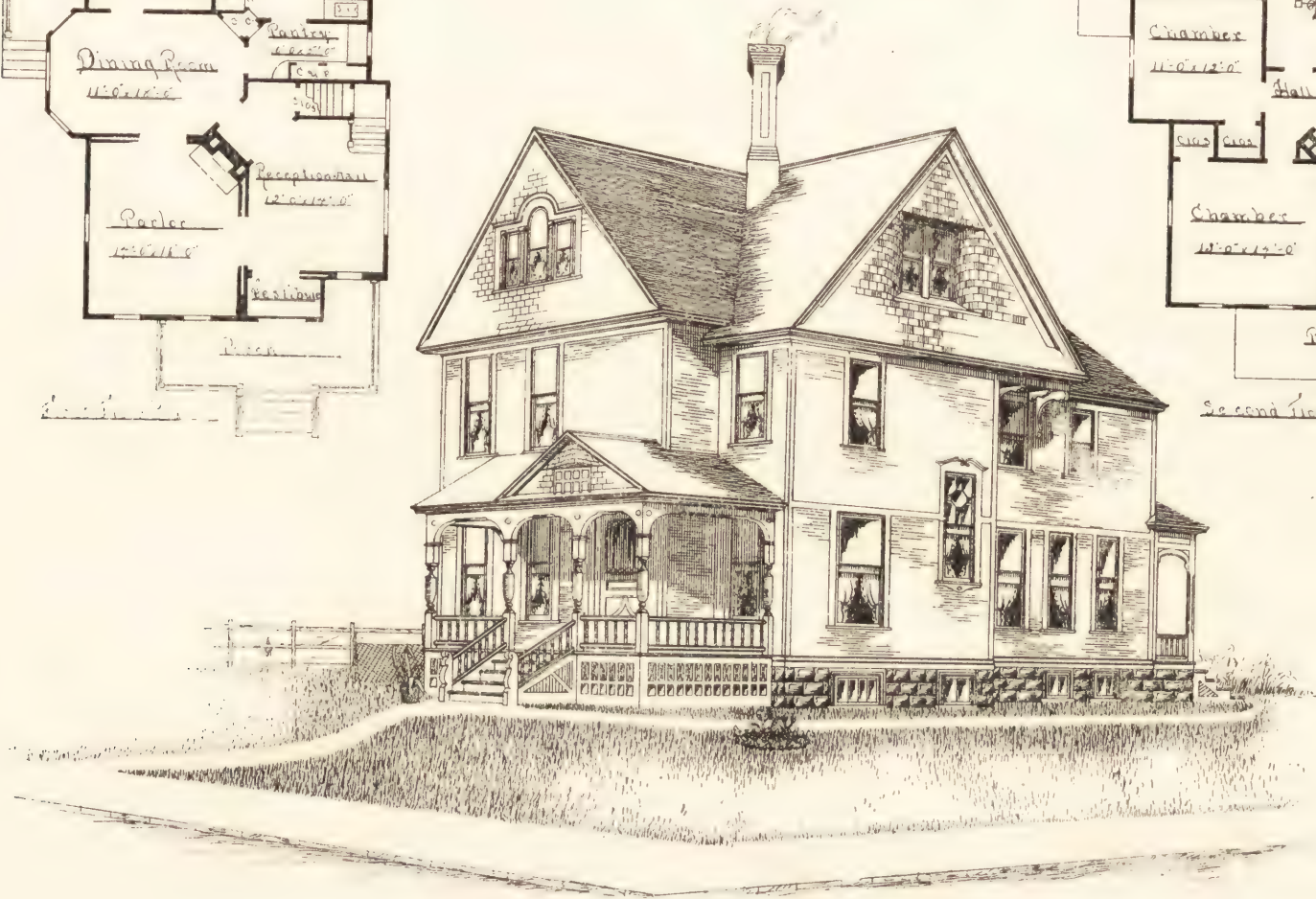
For price of plans, see page 7.



Frank P. Allen Architect
Grand Rapids Mich.



Second Floor Plan



DESIGN No. 54.

Design No. 56.

FRAME TWO-STORY and Attic Residence. Width, 29 feet; length, 32 feet. Stone foundation to Cellar bottom; Cellar under whole house; side walls sided, roof shingled.

This building is designed with the idea of building on the rear at some future time, being left in such shape as make future additions easy. Something can be saved in the item of Cellar wall by using a Cellar with earth shelves, but, it being the intention of the designer to make this quite a pretentious building when completed, he has deemed it best to continue the Cellar walls down to Cellar bottom.

ACCOMMODATIONS.

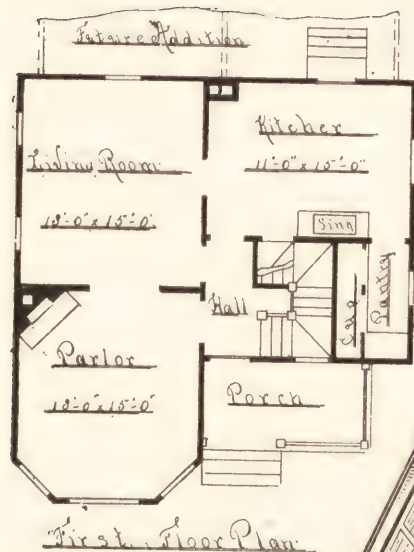
First story has Parlor, 13 feet x 15 feet; Living Room, 13 feet x 15 feet; Kitchen, 11 feet x 15 feet; Pantry, 5 feet x 8 feet 6 inches.

Second story has three Chambers, Bath Room and three Closets.

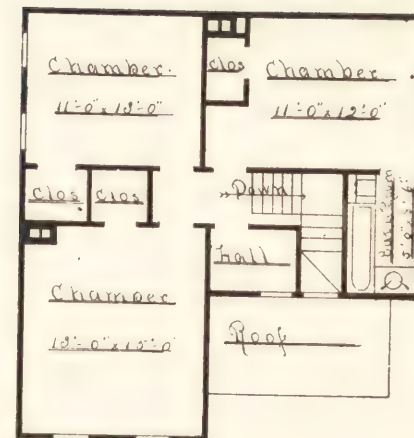
The Hall, Parlor and Living Room to be finished with Hard Wood trim. balance of house Pine finish.

Estimate of cost, \$1,000 to \$1,250.

For price of plans, see page 7.



FRANK P. ALLEN ARCHT
Grand Rapids Mich



DESIGN No. 56.

Design No. 57.

Issued July 1, 1892.

EXPLANATORY NOTES.

WIDTH, 25 feet 6 inches; length, 42 feet 6 inches. Stone foundation: outside walls sided; gables and roof shingled: Cellar under central part of house, with earth shelves.

Much time and study has been spent on this design, to obtain, first, a floor plan that has the conveniences and apartments required by a family of moderate size and circumstances, and second, an exterior that shall be tasteful in appearance, yet easy to build. The materials used in this house are to be found in any lumber yard carrying an ordinary stock. The mill work is reduced to a minimum, and can be furnished by any shop having a molder, band saw and turning lathe. A careful study of the floor plans is invited. Provision is made for a furnace, and a bath room can be readily obtained over kitchen part at head of stairs.

ACCOMMODATIONS.

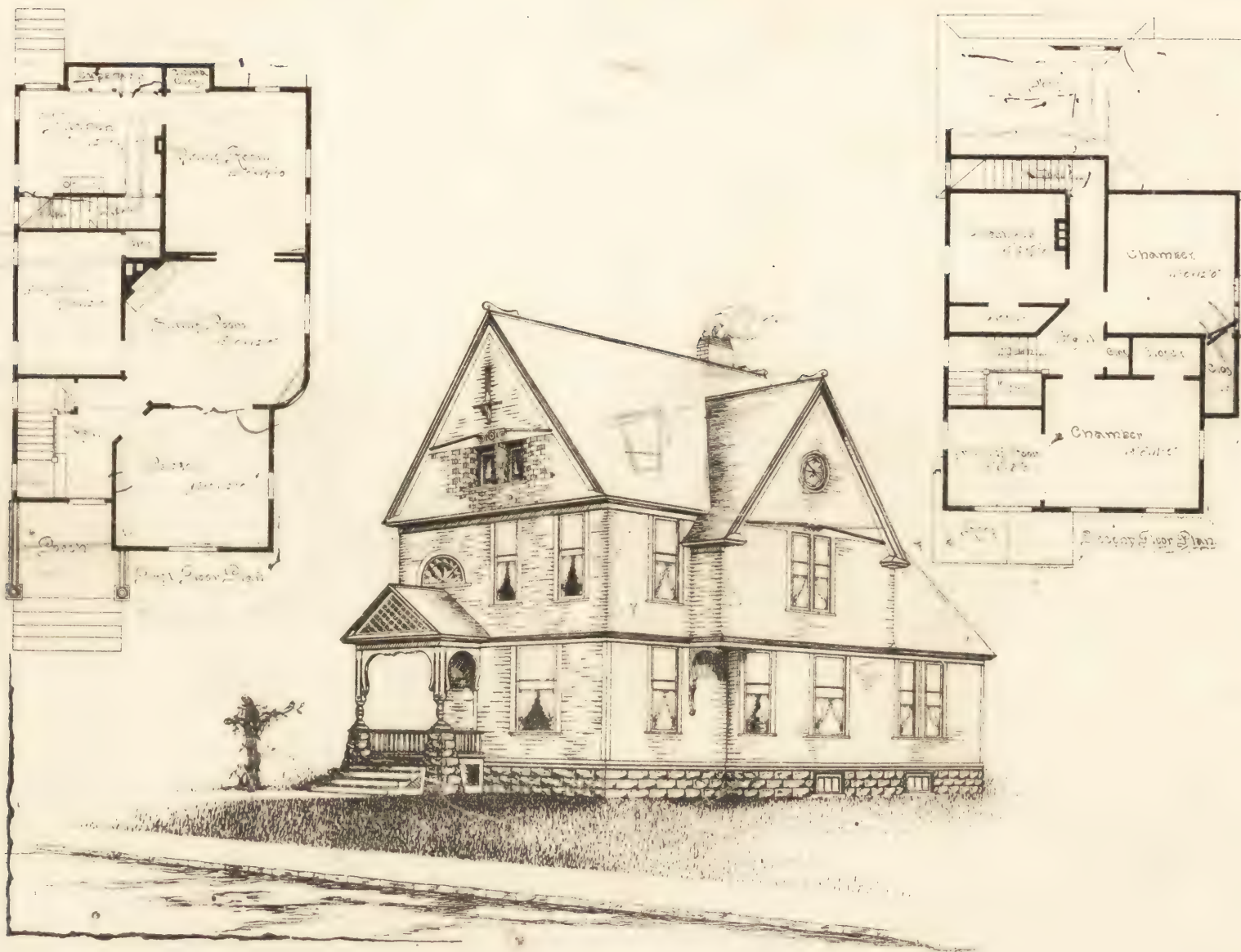
First story has front and back Stairs, Staircase hall, Parlor, Sitting Room, Dining Room, Bed Room, Kitchen, Cupboards, China Closet and Clothes Closets.

Second story has three Chambers with Closets and Dressing Room.

Interior finish all pine, except Stairs, which are Oak.

Estimate of cost not including mantel and grate or furnace, \$1,600 to \$2,000.

For price of plans, see page 7.



DESIGN No. 57.

Design No. 58.

Issued Sept. 1, 1892.

EXPLANATORY NOTES.

WIDTH, 30 feet 6 inches; length, 39 feet, not including porch. Stone foundation; outside walls sided; gables and roof shingled; Cellar under about half the house with earth shelves; first story 9 feet 6 inches, second story 8 feet.

The strong point of this design is its economy of construction. Expensive features have been avoided wherever possible. A single chimney does duty for the whole house, and is so placed that a furnace can be used if desired. To save expense an enclosed stairs has been used, but if the expense is not objected to, an open staircase can be used in its stead. In drawing the details for this dwelling special care has been taken to make them such as can be made by any carpenter having an ordinary kit of tools. The mill work, which in small towns usually has to be procured at a distance, consists of the molding for cornices, interior finish, sash and doors and a few porch columns. Regular stock has been used in most cases.

ACCOMMODATIONS.

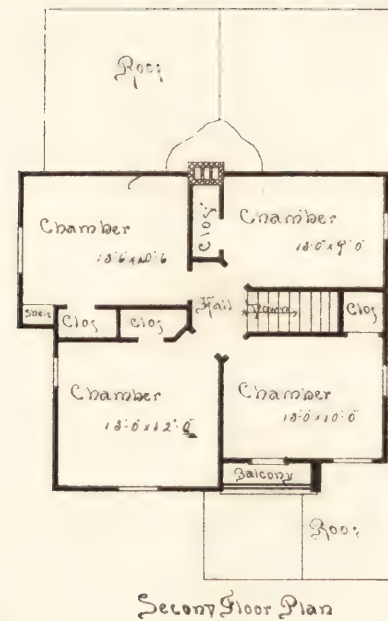
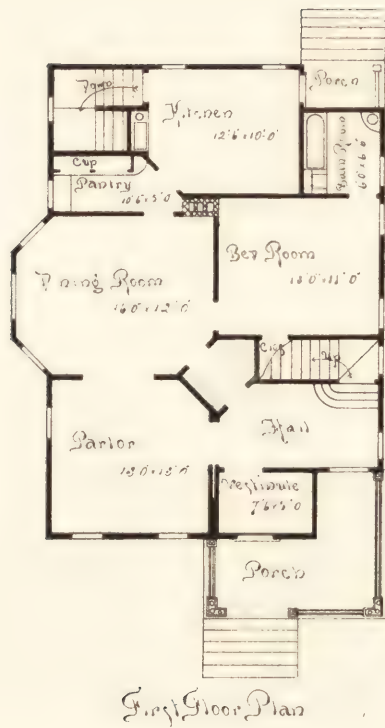
First story has Vestibule, Stair hall with enclosed Stairs, Parlor Dining Room. Bed room, Kitchen, Bath Room and Pantry.

Second story has three Chambers, four Closets and Balcony.

Interior finish all Pine.

Estimate of cost, not including plumbing, \$1,500 to \$1,900.

For price of plans, see page 7.



DESIGN No. 58

Design No. 59.

Issued Oct. 15, 1892.

EXPLANATORY NOTES.

WIDTH, 30 feet 6 inches; length, 43 feet, not including porch. Stone foundation to Cellar bottom: Cellar under whole house; exterior walls and gables sided; roof shingled; first story, 9 feet 6 inches; second story 8 feet.

This design is another illustration of the "two rooms in front idea" now so popular. The principal argument in its favor being that the street frontage, which of course is the best a house has, is all made available for living purposes. In this design the hall is intended for use as a family sitting room, as well as a reception hall. For economy's sake an enclosed stairs is used. If the expense is not objected to, the stairway can be made open, and with effective treatment, the result in the sitting room would be good.

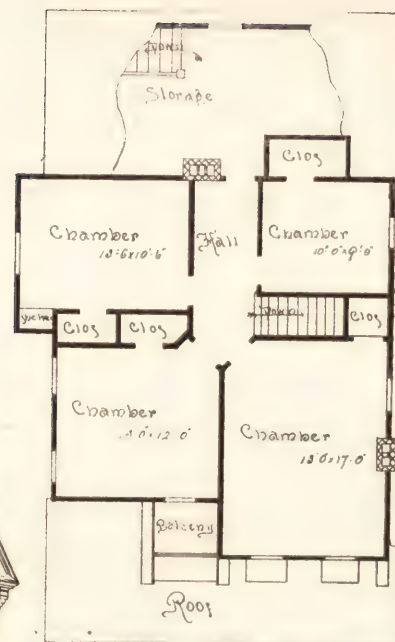
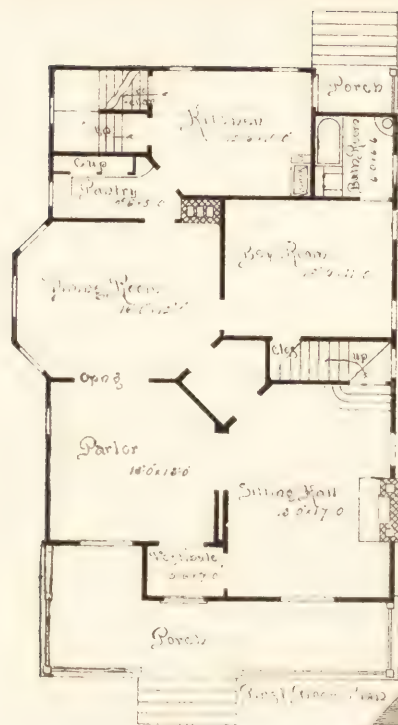
Those objecting to a first story bed room could use the room so designed for a library. If this is done, however, a door should be placed opening into the hall. In this case the bath room should be placed in the second story, there being plenty of room in the rear part. The space now occupied by the bath room could be either used as a store room opening into the kitchen, or all made into a porch.

ACCOMMODATIONS.

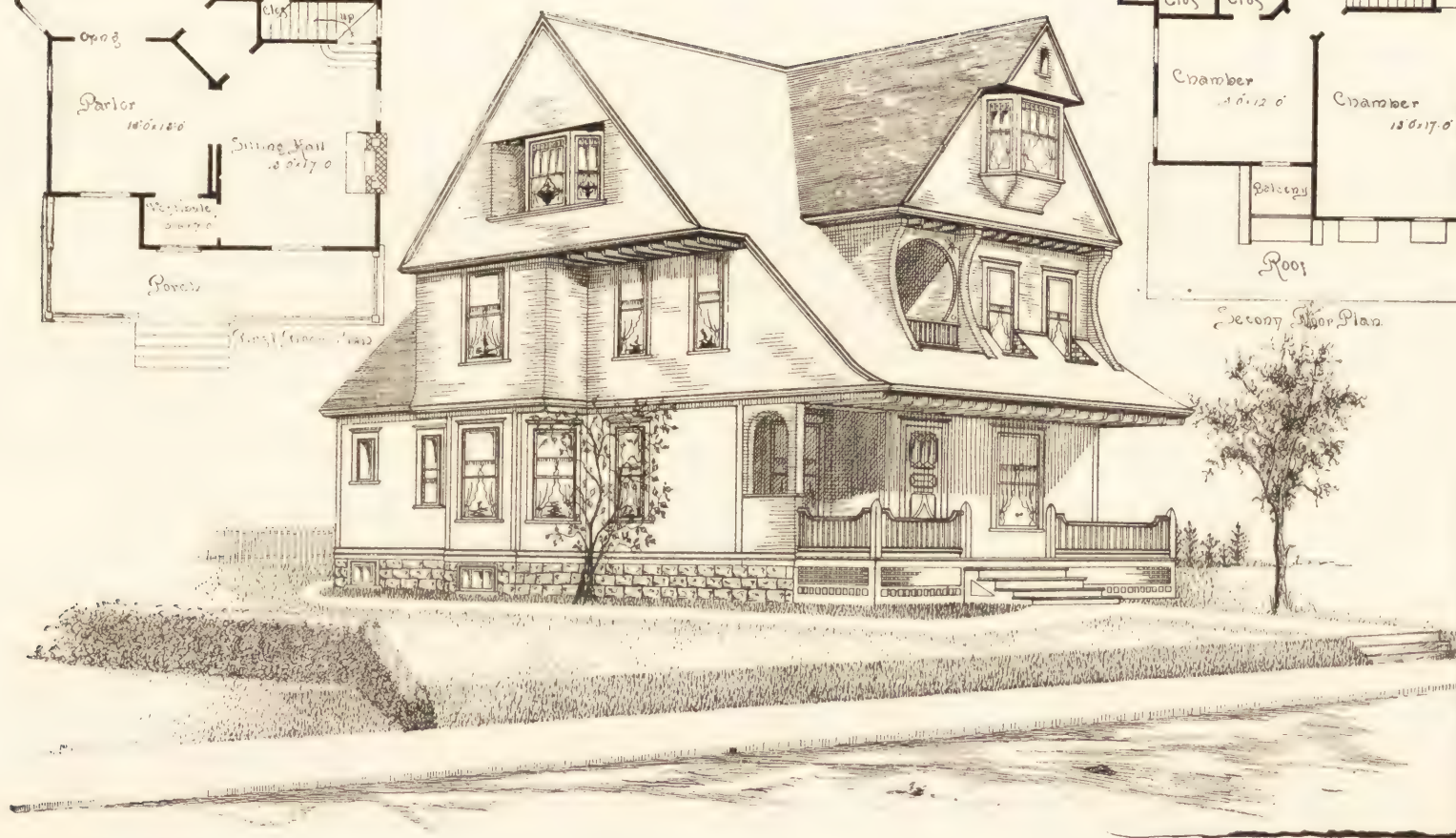
First story has Vestibule, Reception Hall, which is intended to be used as a Sitting Room; also Parlor, Dining Room, Bed Room, Bath Room, Kitchen and Pantry. Back Stairs are also provided in this design. Second story has four Chambers with Closets, Store Room and Balcony. The Vestibule, Parlor, Hall and Dining Room to be finished in oak, ash or other hard wood, balance of house pine trim.

The cost of this building, not including mantel, plumbing and heating apparatus, will range from \$2,300 to \$2,700, according to prices of material. The above estimate is based on actual results obtained in a recent competition, where a contract was awarded as above mentioned, for \$2,250.

For price of plans, see page 7.



Second Floor Plan.



DESIGN No. 59.

Designs Nos. 60 and 61.

EXPLANATORY NOTES.

Issued Nov. 1, 1892.

WIDTH. 26 feet, not including porch; length, 30 feet. Stone foundation, $1\frac{1}{2}$ feet above grade line; Cellar under rear part of house, with earth shelves; first story sided, second story. gables and roof shingled. First story, 9 feet high, second story, 8 feet high.

ACCOMMODATIONS.

First story has Sitting Room, Dining Room, Kitchen, Vestibule, China Closet and Kitchen Cupboard. Second story has two Chambers and three Closets. All interior finish Pine; painted.

In this design every legitimate effort has been made to limit cost. The use of expensive features has been avoided and the whole aim has been to produce from ordinary materials a tasty and convenient cottage.

Estimate of cost, \$700 to \$850.

For price of plans see page 7.

EXPLANATORY NOTES.

FRAME ONE-STORY Cottage. Width, 23 feet; length, 43 feet. Foundation is an 8 inch brick wall, $1\frac{1}{2}$ feet above grade line; Cellar under rear part of house, about 12 feet x 13 feet, with earth shelves. Height of story 9 feet.

ACCOMMODATIONS.

The rooms provided are Sitting Room, Dining Room, Kitchen, Pantry and Vestibule, and two Bedrooms with Closets. Interior finish all Pine, painted.

In this design also economy of material has been studied to the greatest possible extent. Many features can be added if the expense is not objected to, such as sliding doors between Sitting Room and Dining Room, and fire place in Dining Room. The house can be readily made wider if the rooms are considered too small. The floor plan will be found well suited to the needs of a family of moderate size and circumstances.

Estimate of cost, \$850 to \$1,100.

For price of plans, see page 7.

Design No. 62.

Issued Jan. 1, 1893.

EXPLANATORY NOTES.

WIDTH, 34 feet; length, 36 feet 6 inches, not including porch Stone foundation to Cellar bottom, with Cellar under whole house; exterior walls sided, gables and roof shingled. First story 9 feet 6 inches, second story 8 feet.

ACCOMMODATIONS.

First story has Vestibule, Parlor, Sitting Hall, Dining Room, Kitchen and Pantry.

Second story has four Chambers, five Closets, and Bath Room.

The Vestibule, Hall, Parlor and Dining Room have Hard Wood trim, balance of house finished in Pine.

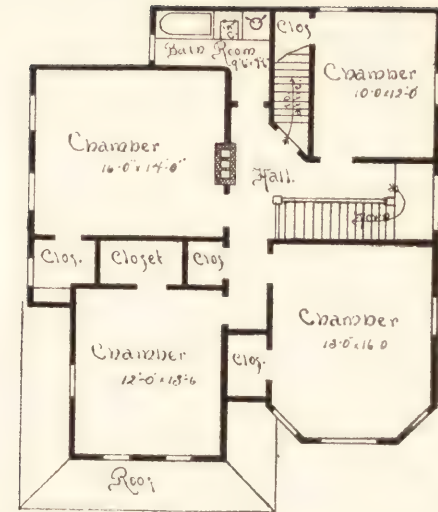
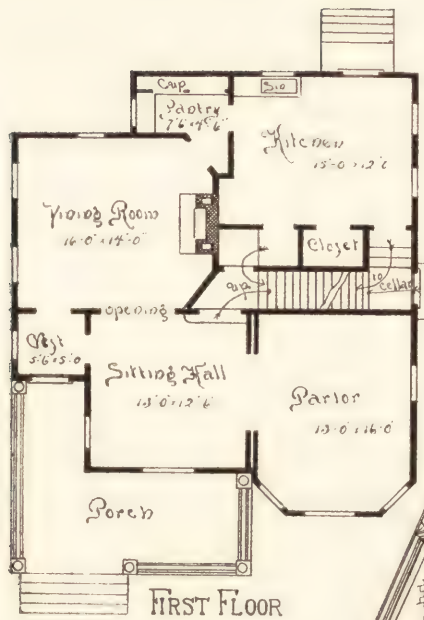
This design is presented as showing how it is possible to condense the floor plans and obtain in a low priced dwelling, the conveniences and appointments of a more pretentious structure. The points to which special attention is called, are the stair arrangements which in an admirable manner provide for front, back and cellar stairs. The whole arrangement taking up but very little room and in no way cramping either.

The chimney is so located as to furnish a grate in dining room and also answers for kitchen and furnace if one is used.

The interior finish used in this dwelling is not elaborate, neither is it plain, but of such a character as will wear. In drawing the elevations the idea has been to give a tasteful appearing dwelling at the lowest cost that is compatible with good construction.

The estimate of cost for this building is from \$2,000 to \$2,500, not including plumbing and heating.

For price of plans, see page 7.



SECOND FLOOR.

DESIGN No. 62.

Design No. 63.

Issued Jan. 1, 1893.

EXPLANATORY NOTES.

WIDTH, 31 feet; length 43 feet 6 inches, not including porch. Stone foundation to Cellar bottom, with Cellar under whole house. Clapboarding is used for exterior covering, except in a few places where shingles are used. First story 10 feet, second story 9 feet 6 inches.

ACCOMMODATIONS.

The first story has large Hall, Parlor, Sitting Room, Dining Room, Kitchen, also Vestibule, Pantry, Kitchen Closet, and Hall Closet.

The second story has four Chambers, five Closets and Bath Room.

The Vestibule, Hall, Parlor Dining Room and Sitting Room are finished in Hard Wood; balance of house Pine trim.

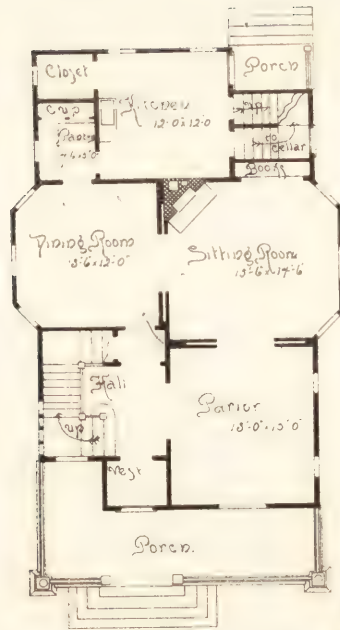
In this plan the rooms are all of good size. Attention is particularly called to the family chamber in second story which it is intended shall be one of the pleasantest rooms in the house. Back stairs which are a necessity in a house of this class are provided.

The chimney is so placed as to accommodate the whole house.

This arrangement is recommended to careful study as an honest, sensible house.

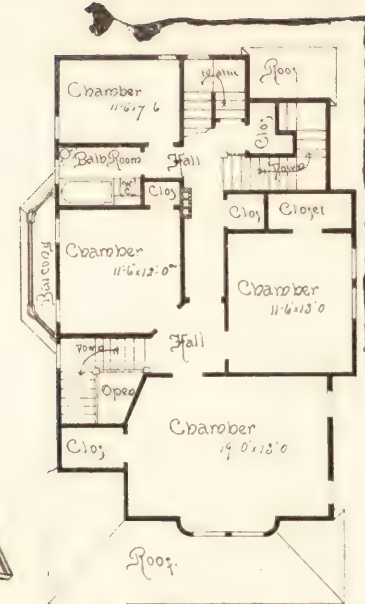
The estimate of cost for this design is from \$2,400 to \$2,800.

For price of plans, see page 7.



FIRST FLOOR PLAN

F. P. ALLEN.
ARCHITECT
GRAND RAPIDS MICH.



SECOND FLOOR PLAN

DESIGN No. 63.

Design No. 64.

Issued Jan. 1, 1893.

EXPLANATORY NOTES.

FRAME RESIDENCE with first story veneered with brick; width, 39 feet, length 57 feet 6 inches. Stone foundation to Cellar bottom, with Cellar under whole house. The first story is veneered with pressed brick with cut stone water table, caps and sills; second story shingled; roof slate. First story 10 feet 3 inches, second story 9 feet 2 inches.

ACCOMMODATIONS.

The first story has an elegant Reception Hall, Parlor, Sitting Room, Dining Room, Library and Kitchen, also front and rear Vestibule, Pantry, Toilet Room and Closets.

Second story has five Chambers, large Bath Room and plenty of Closets.

This is a plan for a large house and is liberally treated. The arrangement is such that all the principal rooms can be thrown together, if desired; the interior details are elaborate and all modern conveniences are provided.

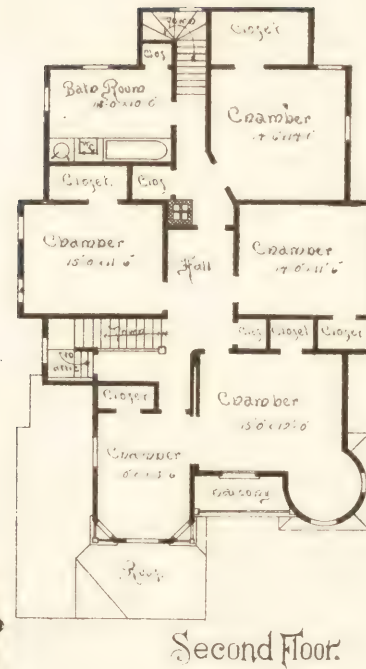
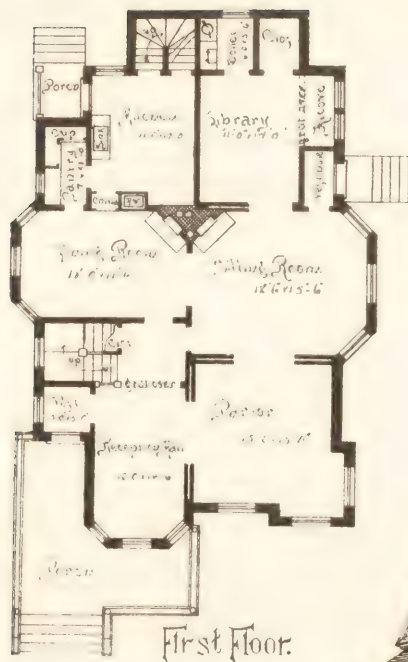
The library is so placed that it can be used as a bed room if desired.

The first story and part of the second story are finished in Oak, Ash and Birch and the less important parts of the house are trimmed with Yellow Pine.

The Cellar contains a Laundry, Coal Room, Vegetable Cellars and Furnace Room. An elaborate system of plumbing is also specified. A system of hot water heating is also contemplated.

The estimate of cost for this design built in the manner above outlined is from \$6,500 to \$8,000, including plumbing, heating apparatus and mantels.

For price of plans, see page 7.



DESIGN No. 64.

Design No. 65.

Issued Jan. 1, 1893.

EXPLANATORY NOTES.

Frame TWO-STORY Cottage. Width, 26 feet 6 inches; length, 44 feet 6 inches, not including porch. Stone foundation; outside walls sided; gables and roof shingled; Cellar under rear part of house up to and including large chimney. First story 10 feet, second story 9 feet.

ACCOMMODATIONS.

First story has a full set of rooms, Parlor, Sitting Room, Dining Room, Bed Room, Kitchen and Bath Room: also Hall Kitchen, Cupboards and closets.

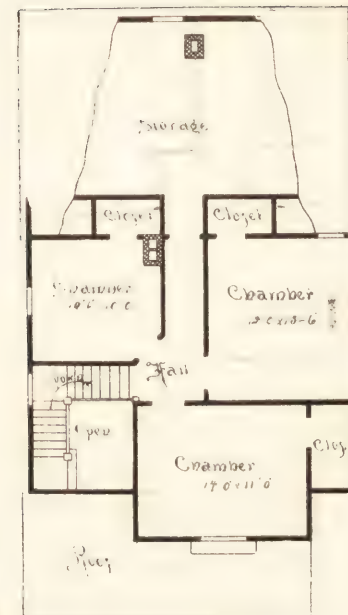
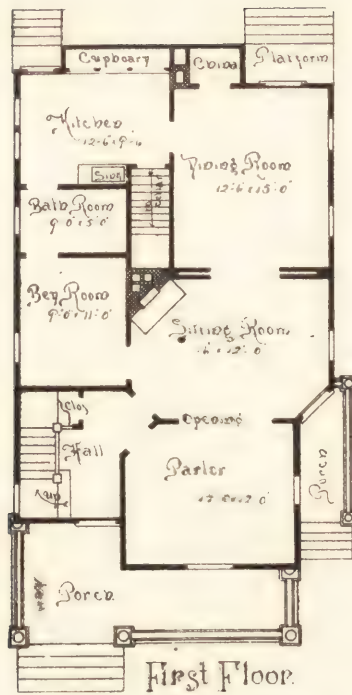
Second story has three Chambers with Closets and large Store Room. Interior finish all soft wood except Stairs which are Oak.

It is very often the case that an owner is unable or unwilling to put in at the time a furnace or plumbing system, but intend to at some time in the future and desire their house to be built in such a manner as to allow it without tearing every thing to pieces. The design here shown is drawn with this end in view, a bath room of good size having been provided and a flue for the use of a furnace carried down to cellar in the large chimney.

If a first floor bed room is objected to, the room so marked can be used as a library, and can be easily made larger by using part of the space occupied by the bath room, removing the latter to the second floor.

Estimate of cost is from \$1,800 to \$2,200, no plumbing or heating.

For price of plans, see page 7.



DESIGN No. 65.

Design No. 66.

Issued Jan 1, 1893.

EXPLANATORY NOTES.

FRAME TWO-STORY Residence. Extreme width, 34 feet 6 inches; extreme length, 43 feet, not including porch. Stone foundation to Cellar bottom, with Cellar under whole house. The Cellar contains Laundry, Furnace Room, fitted with Coal Bins, etc., Vegetable Cellar, Servants' Closet, etc.

Clapboarding is used for exterior covering principally. shingles being used for decorating purposes only. Roof shingled; first story, 10 feet, second story 9 feet 4 inches.

ACCOMMODATIONS.

The apartments provided in this plan are, in first story, a Reception Hall protected by a Vestibule, Parlor, Dining Room and Kitchen, also an Office, which, if it is not desired to use for this purpose can be made into a Library or Smoking Room. The necessary Closets, Pantry, etc., are also on this floor.

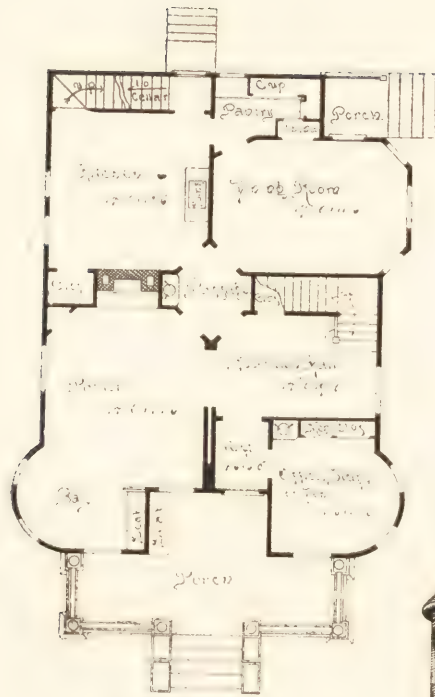
The second story has four Chambers, with Closets, and Bath Room.

This house is designed for a physician's residence, the idea being to use the Reception Hall as an ante-room. In this way patients need not be admitted in to the living rooms of the family. The Office is fitted with a Medicine Cupboard and Wash Bowl. If the Office is used as a Library or Smoking Room, the Medicine Cupboard should be omitted and a door put in to the Reception Hall. Attention is especially called to the family Chamber in second story being provided with an open fire and opening on to the large covered balcony; it is pleasant and cheerful in either winter or summer.

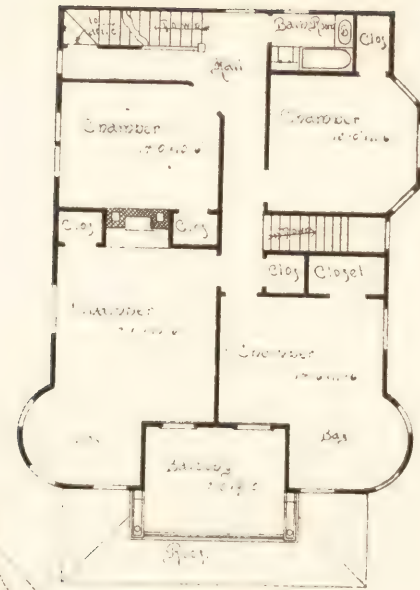
The interior finish in the principal rooms in first story and the two front chambers in second story is of hard wood. Balance of house in Pine trim.

The estimate of cost for this design, including plumbing, but not including heating, is from \$3,000 to \$3,500.

For price of plans, see page 7.



First Floor Plan.



Second Floor Plan.



DESIGN No. 66.

Designs Nos. 67 and 68.

Issued Jan. 1, 1893.

EXPLANATORY NOTES.

FRAME one and one-half story Cottage. Width, 26 feet; length, 31 feet. Stone foundation 2 feet above grade; Cellar under front part of house about 12 feet x 14 feet. First story sided, second story and roof shingled. First story 9 feet, second story 8 feet.

ACCOMMODATIONS.

First story has Staircase Hall with neat open Stairs, Parlor, Dining Room, and Kitchen, also Pantry and Closet.

Second story has three Chambers with Closets.

Interior finish all Pine.

This plan is especially recommended to those seeking a complete 'little' house. It has a good appearance and as many conveniences as can be obtained for the amount expended.

Estimate of cost is from \$850 to \$1,100.

For price of plans see page 7.

EXPLANATORY NOTES.

FRAME one and one-half story Cottage. Width, 25 feet 6 inches; length, 33 feet 6 inches. Stone foundation 1½ feet above grade; small Cellar under front part of house. Exterior walls sided, gables and roof shingled.

ACCOMMODATIONS.

First story has Hall, Parlor, Dining Room, Kitchen and Pantry.

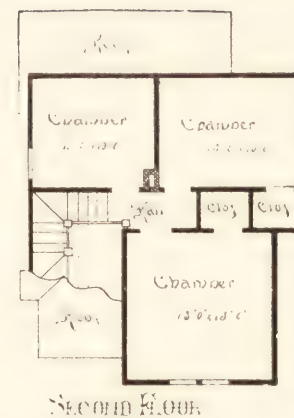
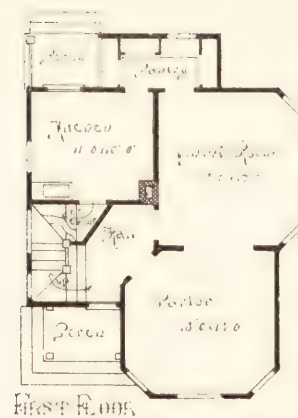
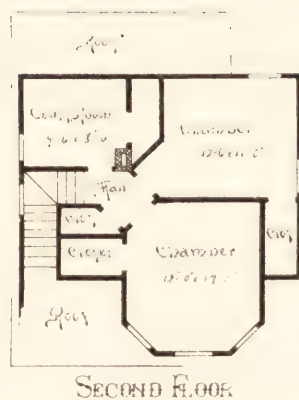
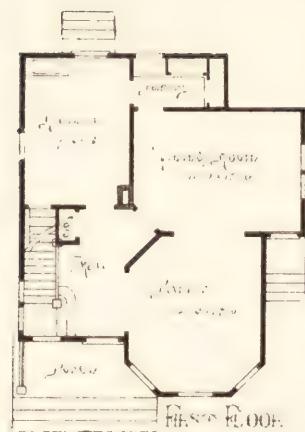
Second story has three Chambers and two Closets.

Interior finish all pine.

This is a cottage of about the same cost and capacity as No. 68, the general arrangement being about the same, the principal point of difference being the back porch.

Estimate of cost is from \$850 to \$1,100.

For price of plans, see page 7.



DESIGN No. 67.



DESIGN No. 68.

Design No. 69.

Issued Jan. 1, 1893.

EXPLANATORY NOTES.

FRAME TWO-STORY Dwelling. Width, 29 feet 6 inches; length 51 feet, not including porch. Stone foundation to Cellar bottom, with Cellar under whole house. First story sided, second story and roof shingled. First story 10 feet, second story 9 feet.

ACCOMMODATIONS.

First story has Parlor, Sitting Room and Dining Room 'en suite', Hall Bed Room, Kitchen, Bath Room and Pantry. Front and back Stairs are provided.

The front Hall is protected by a Vestibule, from which is taken a Coat Closet: a wash bowl is placed under Stairs in Hall.

The second story has three Chambers with Closets and a roomy Storage Room.

The principal rooms in first story to be finished in Hard Wood; balance of house Pine trim.

This plan is especially well fitted for a corner lot, with the Dining Room and Sitting Room fronting on a side street. The plan is convenient to work and live in and a careful study of the floor plans is invited.

The estimate of cost for this design including a plumbing system but not including mantels or furnace is from \$3,000 to \$3,500.

For price of plans, see page 7.



DESIGN No. 69.

Design No. 70.

Issued Jan. 1, 1893.

EXPLANATORY NOTES.

FFRAME TWO-STORY Cottage. Width, 28 feet; length, 45 feet 6 inches. Stone foundation; Cellar under about half of the house, with earth shelves. Outside walls sided, gables and roof shingled. First story 9 feet 6 inches, second story 8 feet.

ACCOMMODATIONS.

The first story has Hall, Living Room, Dining Room, Bed Room and Kitchen, also Pantry and two Closets.

Second story has three Chambers and four Closets.

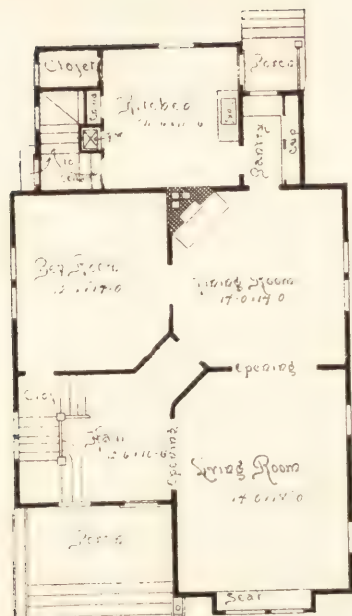
Interior finish all Pine except Stairs which are Oak.

While having one less room than some other design of about the same cost, this plan has a greater capacity in cubic feet, giving larger rooms. Attention is particularly called to the size of the hall and living room.

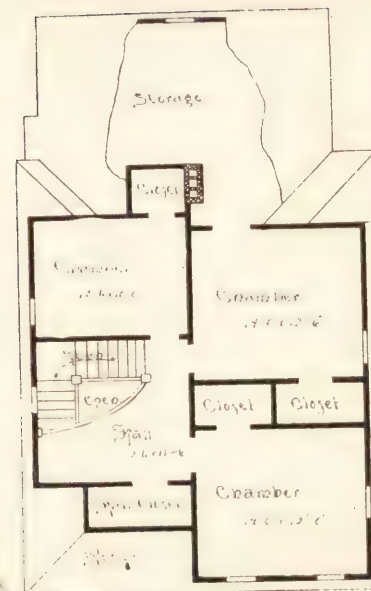
The hall is almost large enough for a reception hall, and the living room is of generous size. A furnace can be used in this house if wanted.

The estimate of cost for this design is from \$1,600 to \$2,000.

For price of plans, see page 7.



FIRST FLOOR.



SECOND FLOOR.

DESIGN No. 70.

Design No. 71.

THE CHEAPNESS and ease with which lumber is procured has made wood the almost universal material for building in this country. There are sections, however, that, owing to the distance from a lumber supply, and nearness to stone quarries, are being favored with a pretty liberal supply of natural stone, making the building of a stone house not greatly more expensive than a frame construction.

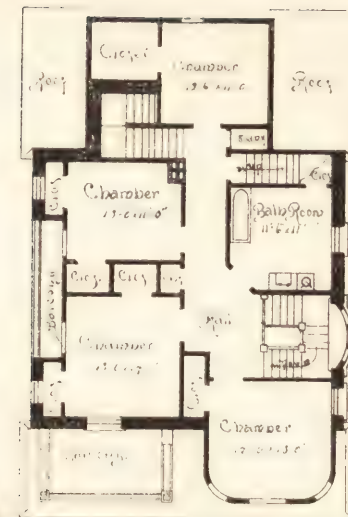
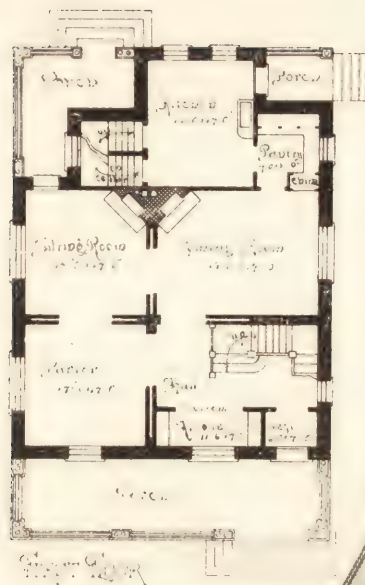
In point of durability the former is always greatly in advance; and if the surroundings are suitable, an air of comfort and quiet elegance can be obtained that is hard to get in wood.

The success of design No. 27 has caused the publication of the present design, which is nothing more nor less than No. 27 done in stone. The rooms are nearly all about the same size, and the arrangement is exactly the same. It is intended to build this house of field stone, the body of the house to be laid up in broken ashlar: the underpinning to be regular line coursing, with the sills, caps and a few other trimmings cut stone.

This building should have grounds of fairly good size to properly set it off; and while fitted for a city dwelling, is not too elaborate for a country house. The idea has been to give an air of solid comfort to the structure, rather than to produce a novelty. It is made of ordinary materials, such as can be readily procured in almost any locality, and the skilled labor required is such as can be furnished by any master builder.

In localities having a reasonably plentiful supply of field stone, this building can be erected at a cost of \$4,500, while in other localities the cost will probably run as high as \$5,500.

For price of plans, see page 7.



DESIGN No. 71.

Design No. 72.

Issued Feb. 1, 1893.

EXPLANATORY NOTES.

FRAME TWO-STORY Dwelling. Width, 32 feet 6 inches; length, 47 feet, not including porch. Stone foundation to Cellar bottom; Cellar under whole house. Side walls sided, gables and roof shingled. First story 9 feet 6 inches, second story 8 feet.

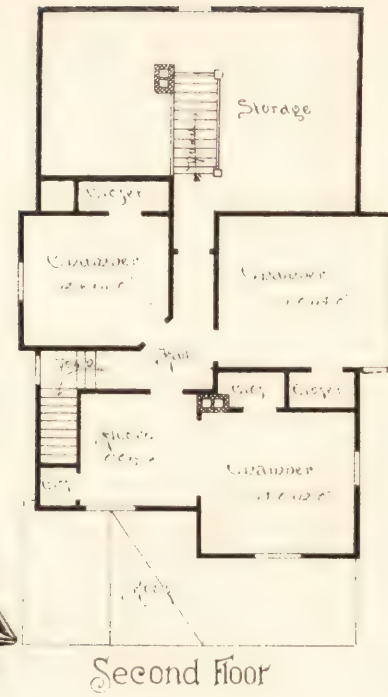
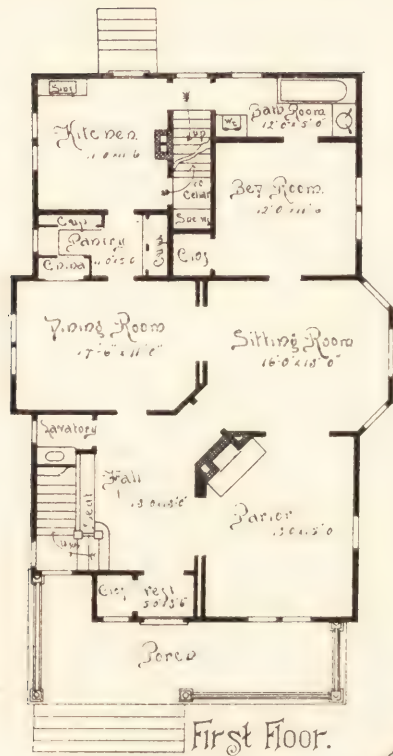
First story has large Reception Hall, protected by a Vestibule, attached to which is a Library, also Parlor, Sitting Room, Dining Room, Bed Room and Kitchen. The Bath Room, Pantry and two Clothes Closets are also provided on the first floor.

Second story has three Chambers, four Closets, a large Alcove or Dressing Room, and an unfinished Storage Room. The Reception Hall, Parlor, Sitting Room and Dining Room are finished in Hard Wood; balance of house Pine trim.

This is a dwelling of moderate cost, well suited to a family of medium size, has all the conveniences usually found in a dwelling of this class: and the arrangement of rooms has real merit, both in respect to economy of building, furnishing and convenience.

Estimate of cost, not including plumbing, mantels, grates, or heating apparatus, is from \$2,500 to \$3,000.

For price of plans, see page 7.



DESIGN No. 72.

Design No. 73.

Issued Feb. 1, 1893.

EXPLANATORY NOTES.

FRAME TWO-STORY Cottage. Width, 24 feet; length, 40 feet 6 inches. Stone foundation; Cellar under Kitchen part with earth shelves. Outside walls sided, gables and roof shingled. First story 9 feet 6 inches, second story 8 feet.

First story has Staircase Hall, Parlor, Dining Room, Bed Room, Kitchen; also Pantry, Kitchen, Closet and Clothes Closets.

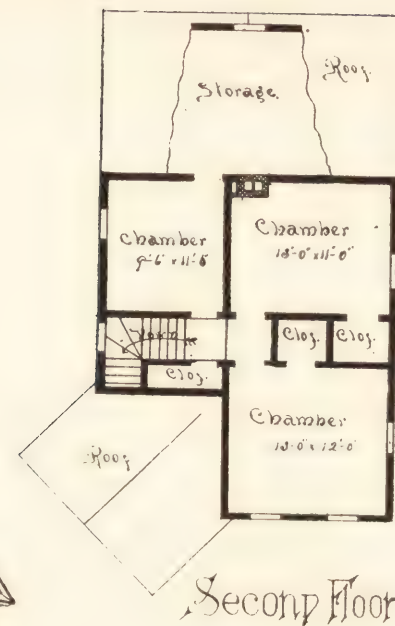
Second Story has three Chambers and three Closets.

Interior finish all Pine.

The feature of this plan is the Corner Porch. It frequently happens that it is desired to have a walk lead diagonally to the house, or to have a corner entrance. This house was designed to meet this demand. The arrangement is very good, and the rooms are of fair size for a low cost dwelling.

Estimate of cost is from \$1,100 to \$1,350.

For price of plans, see page 7.



DESIGN No. 73.

Design No. 74.

Issued Feb. 1, 1893.

EXPLANATORY NOTES.

FRAME TWO-STORY Dwelling. Width, 34 feet 6 inches; length 43 feet, not including porch. Stone foundation to Cellar bottom; Cellar under whole house. First story 9 feet 6 inches, second story 8 feet.

The first story has large Hall, which it is intended to use as Sitting Room, being provided with a grate; also Parlor, Dining Room, Kitchen, Laundry Room or Fuel Room, Pantry and Vestibule.

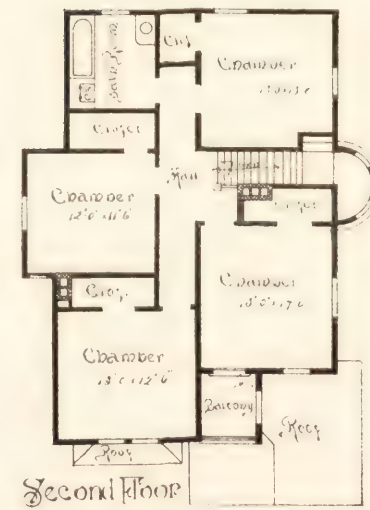
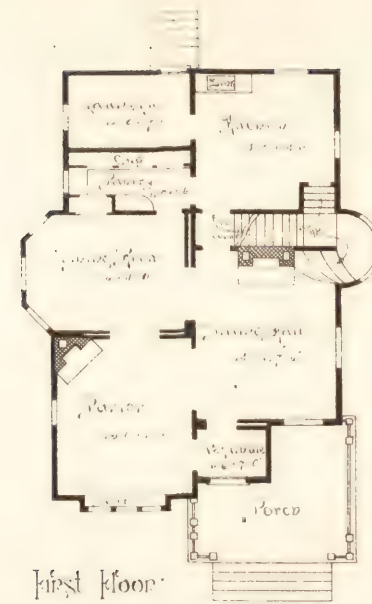
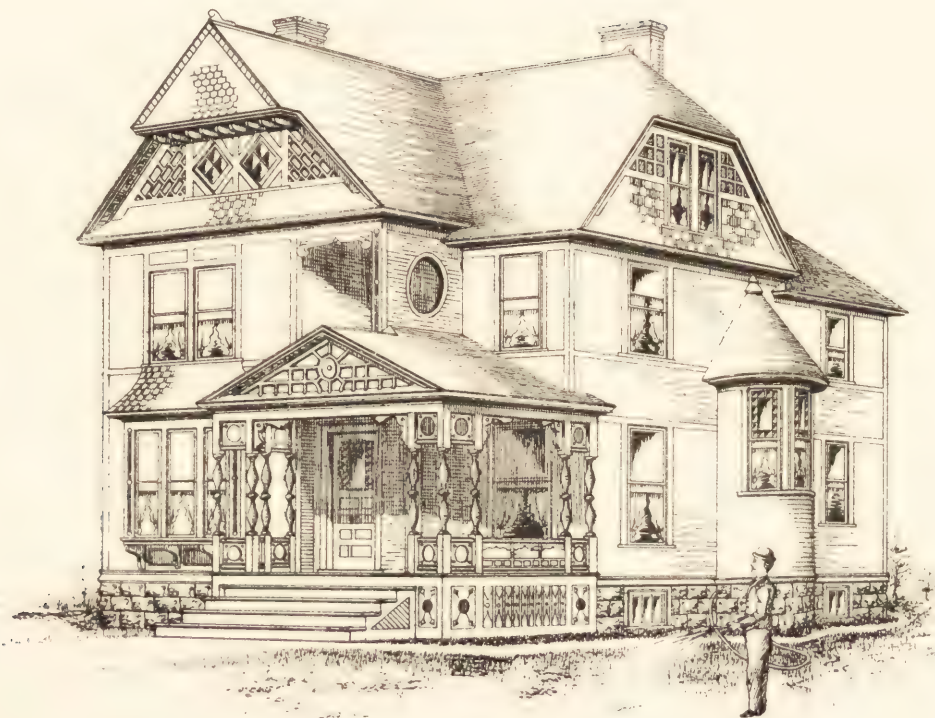
Second story has four Chambers, four Clothes Closets and Bath Room.

The Vestibule and three rooms first story are finished in Hard Wood; balance of house Pine trim.

To those not desiring a first story bed room, we especially recommend this arrangement. The Stairway is located so as to answer for both front and back Stairs. Laundry or Fuel Room could also be used if desired for a Summer Kitchen, by using a gas or vapor stove.

The estimate of cost of this design is from \$2,200 to \$2,600.

For price of plans, see page 7.



DESIGN No. 74

Designs Nos. 75 and 76.

Issued Feb. 1, 1893.

EXPLANATORY NOTES.

FRAME TWO-STORY Cottage. Width, 22 feet; length, 45 feet. Stone foundation: Cellar under back part of house with earth shelves. Side walls sided, gables and roof shingled. First story 9 feet 6 inches, Second story 8 feet.

First story has Staircase Hall, Parlor, Dining Room, Bed Room, Kitchen, Pantry and two Clothes Closets. Second story has three Chambers, two Closets and Bath Room. Entire finish Pine, except Stairs, which are Oak.

In this design, economy, both of material and labor has been studied. There are but few points wherein it could be cheapened; and the greatest possible amount of room, together with a good appearance, has been given for the money expended.

The estimate of cost for this design is from \$1,200 to \$1,500.

For price of plans, see page 7.

EXPLANATORY NOTES.

Issued Feb. 1, 1893.

FRAME Story and one-half Cottage. Width, 22 feet; length, 29 feet 6 inches. Stone foundation: Cellar under front part of house. Outside walls sided, gables and roof shingled. First story 9 feet, second story 8 feet.

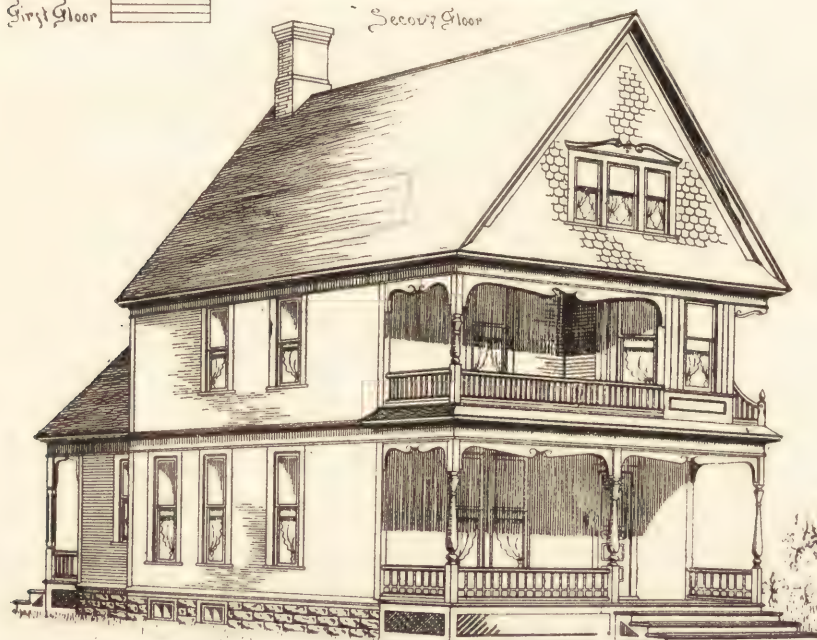
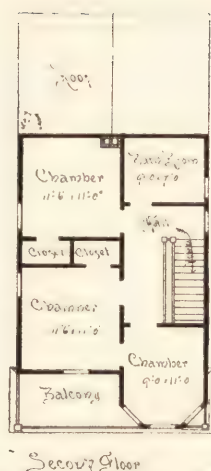
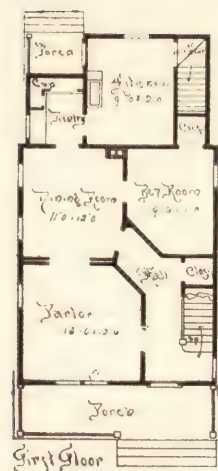
First story has Hall, Living Room, Kitchen, Bed Room; also Closet and Pantry.

Second story has three Chambers and three Closets.

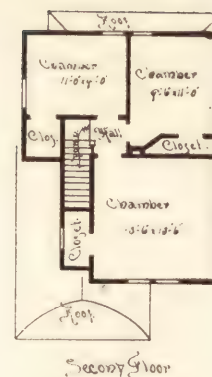
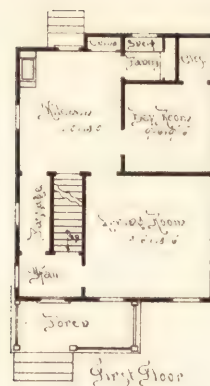
Interior finish all Pine.

Estimate of cost is from \$700 to \$900.

For price of plans, see page 7.



DESIGN No. 75.



DESIGN No. 76.

REGARDING THE BUILDING OF SUMMER COTTAGES.

DESIGNS NOS. 77, 78, 79 and 80 are Cottages intended for summer only : such as are built at watering places and summer resorts. Their mode of construction differs from that employed in the erection of all-round-year dwellings in many particulars. As they are for temporary use only they are made as cheap as possible. Cellars are not provided, nor cisterns. Foundations are posts ceiled on the outside to present a surface for painting. Plastering is not used, the sheathing, studs and joists being planed on all sides and left uncovered.

In drawing the details for this building, wherever it is possible, economy has been practiced ; the idea being to get the room desired and a striking exterior.

Designs Nos. 77 and 78.

THIS COTTAGE has on first floor, Sitting Room, Dining Room, Kitchen, Pantry and Storage Room ; with three Chambers on the second floor.

A unique feature of this design is the large deck on roof, which it is intended to cover by canvass.

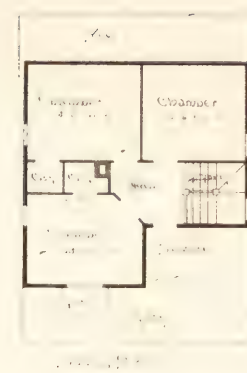
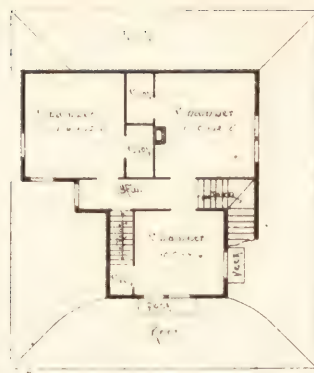
The estimate of cost of this design is from \$800 to \$1,000.

For price of plans, see page 7.

THIS COTTAGE has about the same accommodations as No. 77, but not nearly as much porch room, nor is it quite as large.

The estimate of cost for this design is from \$550 to \$750.

For price of plans, see page 7.



DESIGN No. 77.

DESIGN No. 78.

Designs Nos. 79 and 80.

THIS IS a Cottage sufficiently large for a small family for summer resort purposes, not of elaborate construction, and which can be erected at a cost of from \$300 to \$400.

For price of plans, see page 7.

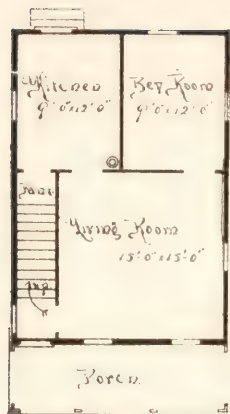
THIS IS an odd appearing Cottage with sufficient accommodations for quite a large family and can be built at from \$500 to \$700.

For price of plans, see page 7.

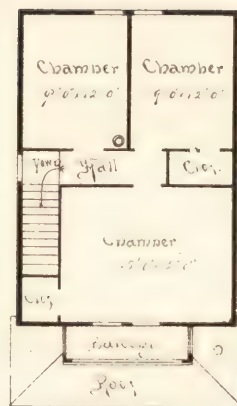
In making the estimates for Summer Cottages nothing is allowed for transportation. These buildings are frequently built in such remote and inaccessible places that the cost of transportation frequently cuts quite a figure. This item must be estimated on by the prospective builders.

SUMMER COTTAGES—DESIGNS Nos. 79 AND 80.

See note regarding Summer Cottages, page 110.



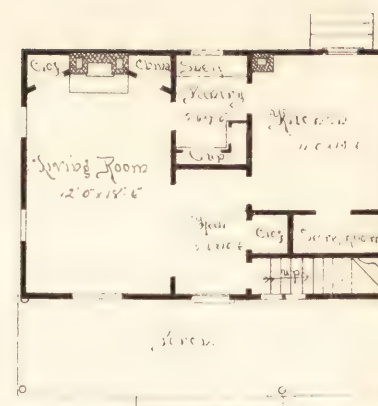
First Floor



Second Floor



Second Floor



First Floor



DESIGN No. 79.

DESIGN No. 80.

Stable Designs Nos. 1 and 2.

THIS IS a design for a small stable, 22 feet x 30 feet in size. Contains Carriage Room 14 feet 6 inches x 21 feet; one box Stall and one single Stall. This is as cheaply gotten up as is consistent with good appearance.

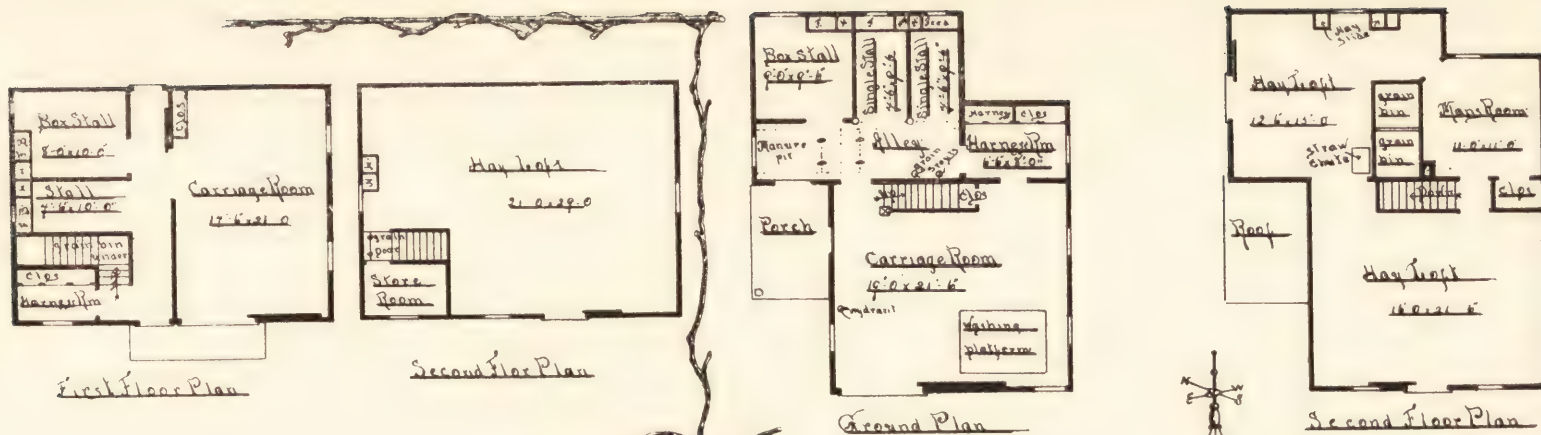
Can be built at a cost of from \$250 to \$300.

For price of plans see page 7.

WIDTH, 30 feet; depth 36 feet. This is a little better design for a stable, containing one box Stall and two single Stalls, Harness Room and large Carriage Room. Carriage Room is provided with a washing platform. There is also a Coachman's Room finished off in second story, with provisions for heating same.

The estimate of cost of this design is from \$500 to \$600.

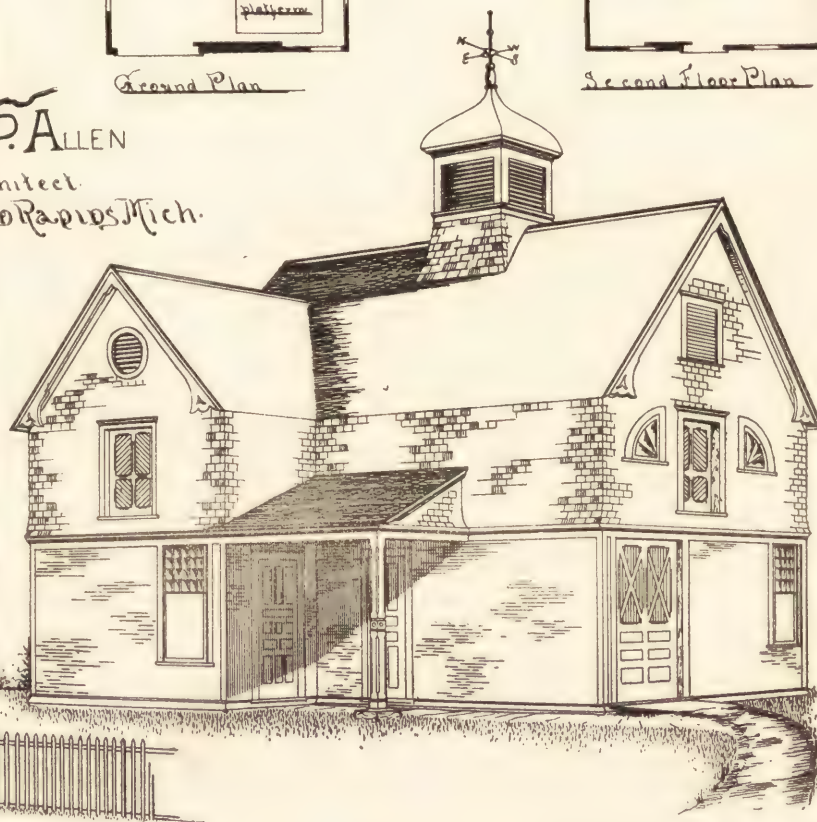
For price of plans, see page 7.



RANK P. ALLEN
Architect.
Grand Rapids Mich.



DESIGN No. 1.



DESIGN No. 2.

Stable Designs Nos. 3 and 4.

THIS DESIGN is 22 feet x 30 feet in size, has one large box Stall, two single Stalls, Harness Room and Carriage Room. Second story is provided with Grain Bins and Coachman's Room, 8 feet x 8 feet, and Hay Loft.

This is a little better Stable than design No. 1, yet not so large as design No. 2.

The estimate of cost is from \$400 to \$475.

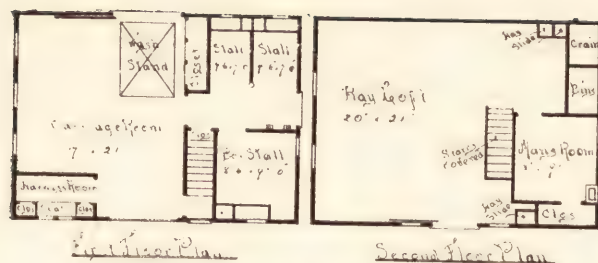
For price of plans, see page 7.

THIS is a larger and better structure than any of the preceding. The width, including Shed, is 65 feet, depth 35 feet. This contains two box Stalls, each 10 feet x 10 feet in size; three common Stalls; Shed, 14 feet x 17 feet; Harness Room, and large Carriage Room, 26 feet x 34 feet. In addition to the Hay Lofts the second story is fitted with Coachman's Room and Grain Bins.

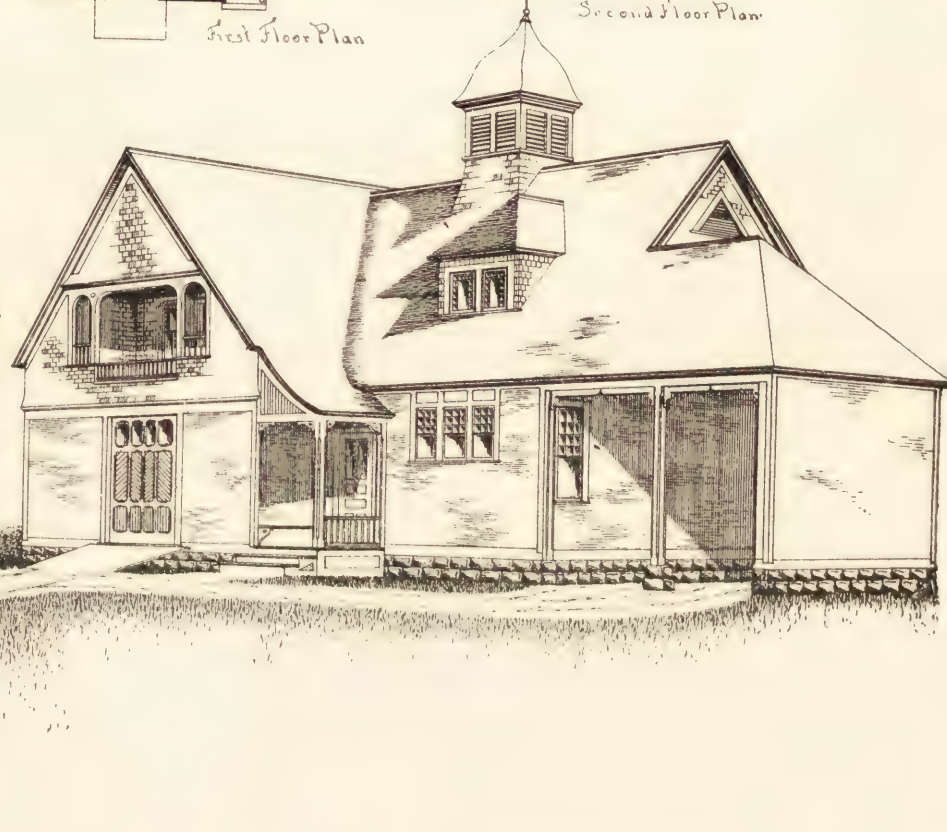
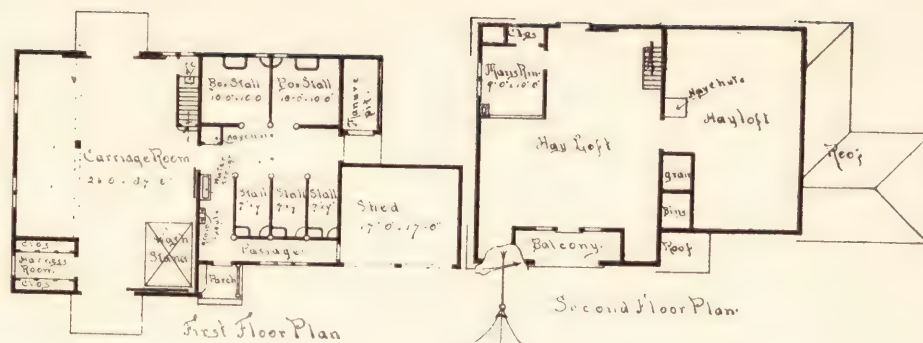
This is quite an elaborate structure, is capable of caring for a number of horses and carriages, is fitted up with all the modern conveniences found in stables and is intended to be used in connection with the better class of residences.

The estimate of cost is from \$1,800 to \$2,200.

For price of plans, see page 7.



DESIGN No. 3.



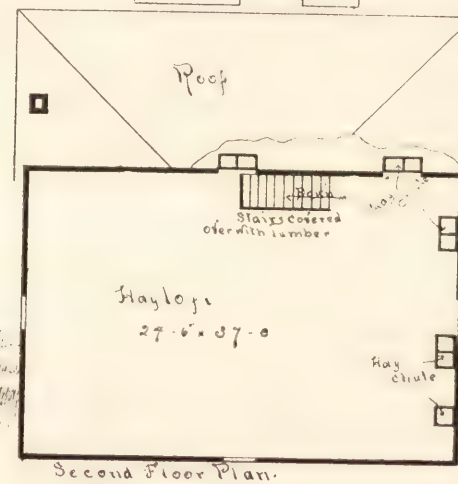
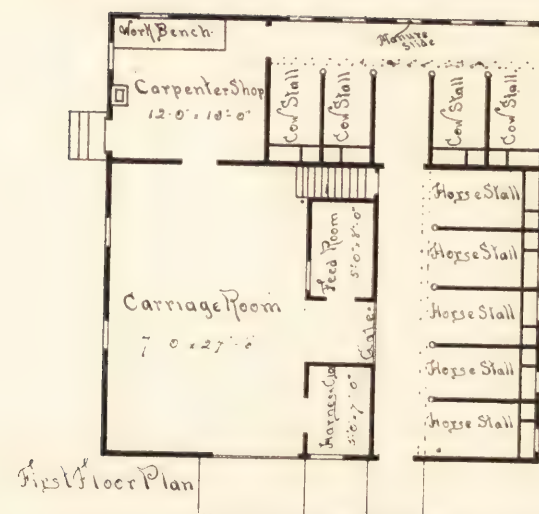
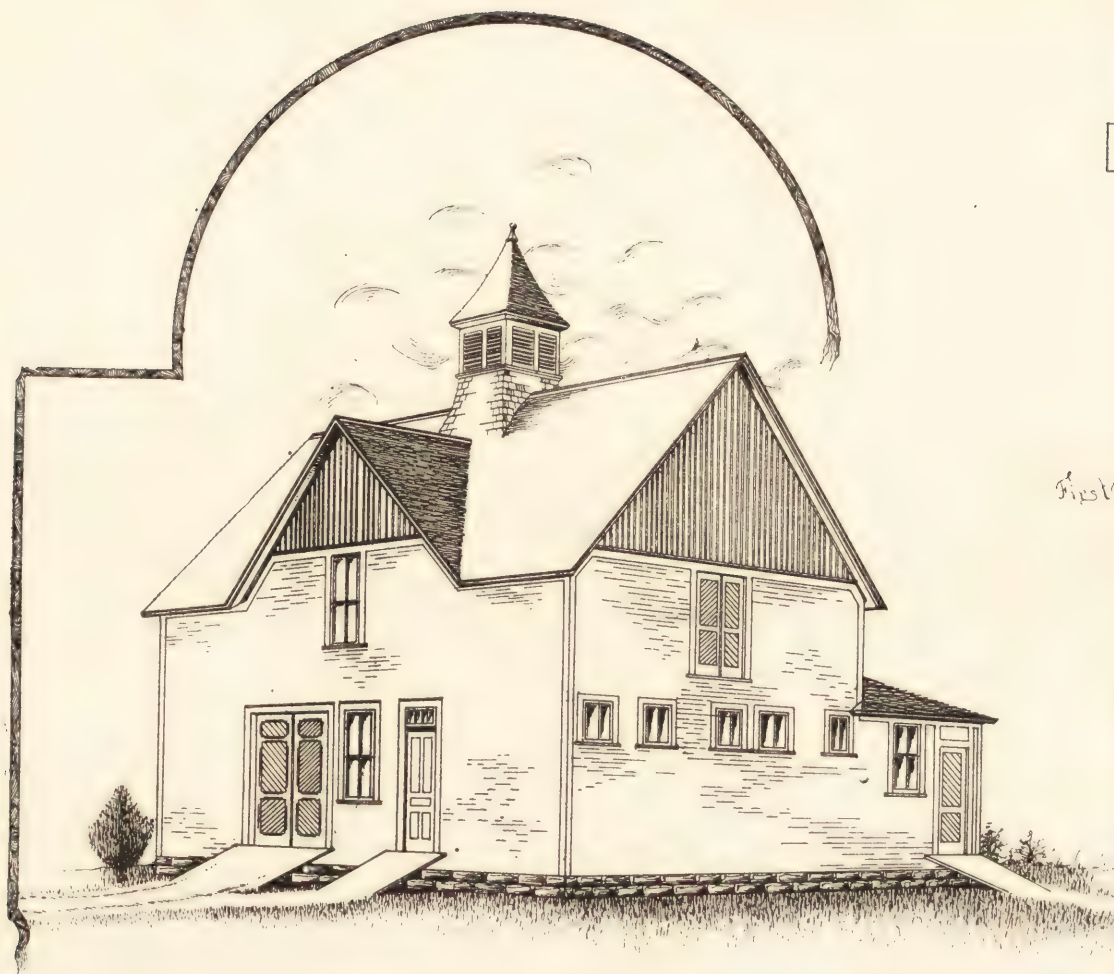
DESIGN No. 4.

Stable Design No. 5.

THIS BUILDING is designed as a Horse Barn and Cow Stable such as can be used on almost any farm, or anywhere that a number of horses and cows are kept. The shop is a feature that is very useful. Size. 38 feet x 38 feet, with 16 foot posts. The exterior has been left purposely plain in order to keep down the cost. It can, however, be made much more elaborate if desired.

Estimate of cost is from \$900 to \$1,200.

For price of plans, see page 7.



DESIGN No. 5.

Design No. 81.

FRAME TWO STORY double tenement house. Width, 38 feet; length, 41 feet; stone foundation to cellar bottom; Cellar under whole house, divided in the center with a brick wall; side walls sided, gables and roof shingled. First story 9 feet 6 inches, second story 8 feet.

ACCOMMODATIONS:

Each side of the house has on first story, Sitting Room, 13 feet x 14 feet; Dining Room, 15 feet x 13 feet, and a Kitchen, 12 feet x 12 feet; also Pantry and Vestibule.

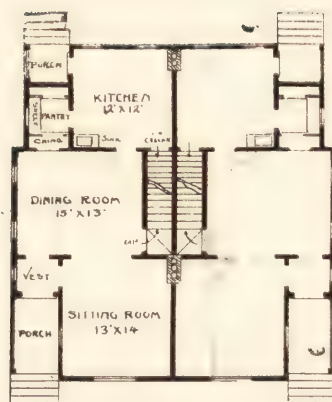
Second story has three Chambers, three Closets and Bath Room. The entire house is finished in soft wood, painted.

This house is presented to meet the demand for a double house, not costing too much money, and which shall have a sufficient amount of room to command a fairly good rent.

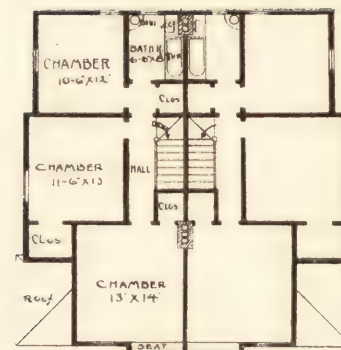
A tasteful exterior is obtained at a moderate cost, and economy is practiced on the interior wherever possible. We especially recommend this plan to the consideration of those having property which they desire to make productive.

The estimate of cost is from \$2,200 to \$2,600, not including plumbing.

For price of plans, see page 7.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



DESIGN No. 81.

Design No. 82.

FFRAME, TWO-STORY double tenement house. Width. 50 feet 6 inches; length, 47 feet, not including porches.

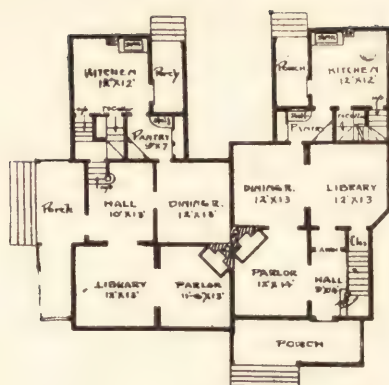
Stone foundation to cellar bottom; Cellar under whole house: outside walls sided, gables and roof shingled. First story 10 feet high; second story 9 feet 6 inches high.

In designing this house the idea has been to produce a building suitable for renting that shall furnish accommodations for two families of reasonable size. In drawing the elevations it has been an object to avoid the "double house" look as much as possible. The house is as well fitted for a corner as for an inside lot.

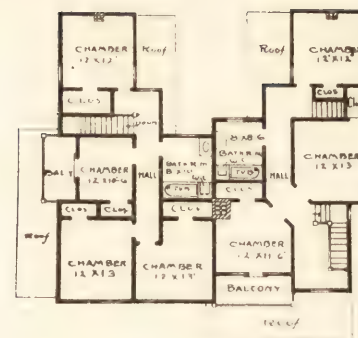
The hall and three rooms in each part trimmed with hard wood, balance of house Pine trim.

Estimate of cost, including two furnaces, mantels, grates and plumbing to the extent of \$300, is from \$3,600 to \$4,500.

For price of plans, see page 7.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



DESIGN No. 82.

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